

USE CLASS SCHEDULE ENGLAND

harrison clark rickerbys

SOLICITORS

Guide to planning use classes and permitted development for change of use in England
(Law as at 6th April 2018)



	Use Class	Use	Permitted Change
Retail Frontage	A1 Shops	Shops, high street post offices, travel agencies and ticket agencies, hairdressers, funeral directors, domestic hire shops, dry cleaners, sandwich bars (sandwiches / cold food purchased and consumed off the premises) and internet cafés	A mixed use as A1 or A2 at ground floor level with up to 2 flats over** To A2 To A3 or C3 (up to 150m2)* To D2 (up to 200m2)* To A1, A2, A3, or B1 of up to 150m2 of a building for a single period of up two years*
	A2 Professional and Financial Services Offices	Banks, building societies and bureaux de change and professional services (other than health or medical services) including estate agents and employment agencies (excludes betting shops or pay day loan shops)	To A1 (if ground floor has a display window) A mixed use as A1 or A2 at ground floor level with up to 2 flats above** To A3 or C3 (up to 150m2)* To D2 (up to 200m2)* To A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years*
	A3 Restaurants and Cafés	Sale of food for consumption on the premises – restaurants, snack bars and cafés (excludes internet cafés)	To A1 or A2 To A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years*
	A4 Drinking Establishments	Public house, wine bar or other drinking establishment (excluding night clubs)	To A4 with expanded A3 food provision
	A5 Hot Food Takeaways	Sale of hot food for consumption off the premises	To A1, A2, or A3 To A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years*
Business	B1 Business	(a) Offices other than in a use within Class A2 (b) Research and Development – laboratories, studios (c) Light industry All of must be capable of being carried out in a residential area without a detriment to residential amenity.	To B8 (up to 500m2) To C3 from B1 (a) Office Use* To C3 from B1 (c) Light Industry for up to 500m2 (only available until 1 October 2020)* To State Funded School or Nursery* To A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years*
	B2 General Industrial	General Industry (other than classified within Class B1)	To B1 To B8 (up to 500m2)
	B8 Storage and Distribution	Wholesale warehouses, distribution centres and repositories	To B1 (up to 500m2)* To C3 (up to 500m2) (only available until 10 June 2019)*
Residential	C1 Hotel	Hotels, boarding houses and guest houses	To State-funded school or registered nursery*
	C2 Residential Institutions	Hospitals, nursing homes, residential education and training centres. Use for the provision of residential accommodation and care to people in need of care	To State-funded school or registered nursery*
	C2a Secure Residential Institutions	Secure residential accommodation, for example, prisons, young offenders institutions, detention centres, secure local authority accommodation, military barracks	To State-funded school or registered nursery*
	C3 Dwelling houses	A dwelling house (whether or not as a sole or main residence) by: a) a single person, couple, or family (including an employer and domestic employees, a carer and the person receiving care); b) up to six people living together as a single household and receiving care; c) up to six people living together as a single household which do not fall within the definition of C4	To C4
	C4 Houses in Multiple Occupation	A dwelling house occupied by up to six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathrooms	To C3
Public Buildings	D1 Non-Residential Institutions	Clinics and health centres, crèches, day nurseries, day centres and stand-alone consultation rooms, museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and public halls	To State Funded School* To A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years*
	D2 Assembly and Leisure	Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls, other indoor and outdoor sports and leisure uses (not involving motorised vehicles or firearms)	To State-funded school or registered nursery* To A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years*
Other	Sui Generis*** (Uses which do not fall within the specified Use Classes above)	Betting Shops and Pay Day Loan Shops	To : A1 (if ground floor is a display window) or A2 Mixed use of A1 or A2 with up to 2 flats A3 (up to 150m2)* C3 (up to 150m2)* D2 (up to 200m2)* To A1, A2, A3 or B1 of up to 150m2 of a building for a single period of up two years*
		Agricultural buildings (solely in agricultural use since 3 July 2012)	To: A1, A2, A3, B1, B8, C1 or D2 (up to 500m2)* C3 (up to 450m2 or 465m2 depending on size)* D1 - state-funded school or registered nursery only (up to 500m2)*

* Subject to relevant criteria and prior approval by the local planning authority.
** Some exemptions apply – please seek advice.
*** Whilst the most commonly found uses are contained within the 1987 Use Classes Order (as amended), there are many uses that are not specifically categorised by the four main use classes. These are classified as sui generis. The table seeks to illustrate some of the sui generis uses, but they are not intended to be exhaustive. Sui generis uses are their own specific use and planning permission is normally required for any change of use.

DISCLAIMER: This is a general guide only, and is not intended to be comprehensive or a substitute for taking detailed professional advice. No liability is accepted for the information it contains or for any errors or omissions.



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