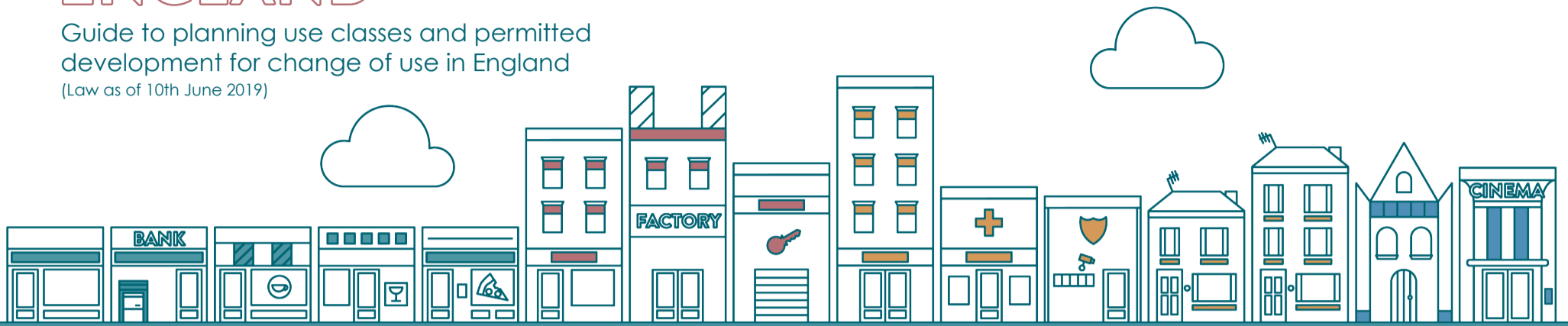


USE CLASS SCHEDULE ENGLAND

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SOLICITORS

Guide to planning use classes and permitted development for change of use in England
(Law as of 10th June 2019)



Retail Frontage

Business

Residential

Public Buildings

Other

Use Class	Use	Permitted Change
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	To a mixed use as A1 or A2 at ground floor level with up to 2 flats above** To A2 To A3 or C3 (up to 150m2)* To B1(a) (up to 500m2)* To D2 (up to 200m2)* To A1, A2, A3, B1, and certain D1 uses (up to 150m2) for a single period of up to 3 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 is a display window) To 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 B1(a) (up to 500m2)* To D2 (up to 200m2)* To A1, A2, A3, B1, and certain D1 uses (up to 150m2) for a single period of up to 3 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, B1, and certain D1 uses (up to 150m2) for a single period of up to 3 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 B1(a) (up to 500m2)* To C3 (up to 150m2)* To A1, A2, A3, B1, and certain D1 uses (up to 150m2) for a single period of up to 3 years**
B1 Business	(a) Offices other than in a use within Class A2 (b) Research and Development – laboratories, studios (c) Light industry All 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)* To C3 from B1(c) (up to 500m2) (only available until 1 October 2020)** To State-funded school or registered nursery* To A1, A2, A3, B1, and certain D1 uses (up to 150m2) for a single period of up to 3 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)*
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**
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 A1, A2, A3, B1, and certain D1 uses (up to 150m2) for a single period of up to 3 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, B1, and certain D1 uses (up to 150m2) for a single period of up to 3 years**
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) To A2 To a mixed use of A1 or A2 with up to 2 flats above** To A3 (up to 150m2)* To B1(a) (up to 500m2)* To C3 (up to 150m2)* To D2 (up to 200m2)*
	Agricultural buildings	To A1, A2, A3, B1, B8, C1, or D2 (up to 500m2)* To C3 (up to 465m2)* To State-funded school or registered nursery (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.



Rosalind Andrews
Partner
M: 07872 871 091
E: randrews@hclaw.com



Laura Greenman
Associate
M: 07715 060 377
E: lgreenman@hclaw.com