

Use Classes Order Guide (England)

June 2013

If you require any further advice please contact the
Rapleys Town Planning Team
on 0870 777 6292
or info@rapleys.co.uk

A1 Shops	Shops, retail warehouses, hairdressers, travel and ticket agencies, post offices, pet shops, sandwich bars, internet cafés, showrooms, domestic hire shops, dry cleaners and funeral directors.	Permitted change to A2, A3 or B1 for a two year period (where no more than 150sqm and not listed). Other conditions apply - contact Rapleys for further details.			C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided.	Permitted change to state funded school subject to prior approval procedure and site not being listed. Other conditions apply - contact Rapleys for further details.	D1 Non Residential Institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, places of worship, public halls, exhibition halls, church halls, law courts and non residential education and training centres.	Permitted change to A1, A2, A3 or B1 for a two year period (where no more than 150sqm and not listed). Other conditions apply - contact Rapleys for further details.						
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.	Permitted change to A1 (where there is a ground floor window). Permitted change to A3 or B1 for a two year period (where no more than 150sqm and not listed). Other conditions apply - contact Rapleys for further details.				C2 Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.		Permitted change to state funded school subject to prior approval procedure and site not being listed. Other conditions apply - contact Rapleys for further details.	D2 Assembly and Leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).	Permitted change to A1, A2, A3 or B1 for a two year period (where no more than 150sqm and not listed). Other conditions apply - contact Rapleys for further details. Permitted change to state funded school subject to prior approval procedure and site not being listed. Other conditions apply - contact Rapleys for further details .				
A3 Restaurants and Cafés	Establishments where the primary purpose is for the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés.	Permitted change to A1 or A2. Permitted change to B1 for a two year period (where no more than 150sqm and not listed). Other conditions apply - contact Rapleys for further details.					C2A Secure Residential Institutions		Secure residential accommodation - Prisons, young offenders institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation and military barracks.		Permitted change to state funded school subject to prior approval procedure and site not being listed. Other conditions apply - contact Rapleys for further details.	Sui Generis Not in any use class	Uses include for example: Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, petrol filling stations, shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres. Casinos.	No permitted change. Permitted change to D2.		
A4 Drinking Establishments	Public houses, wine bars or other drinking establishments (but not night clubs).	Permitted change to A1, A2 and A3. Permitted change to B1 for a two year period (where no more than 150sqm and not listed). Other conditions apply - contact Rapleys for further details.							C3 Dwelling Houses		A) Houses occupied by a single person, couple, or family (also including an employer and domestic employees, as well as a carer and the person receiving care). B) Houses occupied by up to six people living together as a single household and receiving care (supported housing schemes). C) Houses occupied by up to six people living together as a single household which do not fall within the definition of A4 (e.g. a small religious community or a person/family with a lodger).		Permitted change to C4 (except where the Local Authority has made an Article 4 Direction removing this permitted change).	Agricultural Buildings	Buildings (and land falling within their curtilage) which are used for agricultural trade or business - excluding dwelling houses.	Permitted change to A1, A2, A3, B1, B8, C1 or D2 provided that: A) Building/land has remained solely in agricultural use since 3 July 2012. B) For buildings/land first bought into agricultural use after 3 July 2012, a ten year waiting period will apply. C) The cumulative floorspace of buildings which changed use within an original agricultural unit does not exceed 500sqm. D) The building is not listed. A building/site which has changed use under this provision could change back to another use falling within class A1, A2, A3, B1, B8, C1 or D2 subject to prior approval. Conditions apply - contact Rapleys for further details.
A5 Hot Food Takeaways	Establishments where the primary purpose is for the sale of hot food for consumption off the premises.	Permitted change to A1, A2 and A3. Permitted change to B1 for a two year period (where no more than 150sqm and not listed). Other conditions apply - contact Rapleys for further details.									C4 Houses in Multiple Occupation		Houses occupied by between three and six unrelated individuals as their only or main residence, where basic amenities such as a kitchen or bathroom are shared (e.g. student lets).		Permitted change to C3.	Informative
B1 Business	A) Offices - other than those in A2;	Permitted change to C3, subject to prior approval procedure and site falling outside area of exemption (affecting 17 local authorities across England).	Permitted change to B8 (where no more than 500sqm).	Permitted change to state funded school subject to prior approval procedure and building/site not being listed. Other conditions apply - contact Rapleys for further details.	C3 Dwelling Houses			A) Houses occupied by a single person, couple, or family (also including an employer and domestic employees, as well as a carer and the person receiving care). B) Houses occupied by up to six people living together as a single household and receiving care (supported housing schemes). C) Houses occupied by up to six people living together as a single household which do not fall within the definition of A4 (e.g. a small religious community or a person/family with a lodger).					Permitted change to C4 (except where the Local Authority has made an Article 4 Direction removing this permitted change).		Agricultural Buildings	
	B) Research and Development;															
	C) Light Industry - use for any industrial process which can be carried out within a residential area without causing detriment to the amenity of that area.															
B2 General Industrial	Use for any industrial process, other than that falling within B1.	Permitted change to B1; Permitted change to B8 (where no more than 500sqm).				C4 Houses in Multiple Occupation	Houses occupied by between three and six unrelated individuals as their only or main residence, where basic amenities such as a kitchen or bathroom are shared (e.g. student lets).		Permitted change to C3.	Informative		Any building (not classified as Sui Generis) or land within its curtilage can be used as a temporary state funded school for a single academic year, before reverting back to its previous use.				
B8 Storage and Distribution	Storage or Distribution, including open air storage.	Permitted change to B1 (where no more than 500sqm).														

This is intended as a general guide to the Use Classes Order only. Reference must ultimately be made to the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995, both as amended.



0870 777 6292
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LONDON

BRISTOL

EDINBURGH

HUNTINGDON

MANCHESTER

Use Classes Order Guide (Scotland)

February 2010

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Class 1 Shops	Shops (goods & cold food), hairdressers, travel and ticket agencies, post offices, showrooms, domestic hire shops, laundrette/dry cleaners and funeral directors.	No permitted change	Class 5 General Industry	Industrial processes other than Class 4.	Permitted change to Class 4 or Class 6 (Where no more than 235 sqm)	Class 9 Houses	Family houses (not flats) or houses occupied by up to five people living as a single household. Use as a B&B or guesthouse (not a flat) where not more than 2 bedrooms (or in the case of a 4 bedroom property, 1 bedroom) is used for that purpose.	No permitted change
Sui Generis	Premises for the sale or display of motor vehicles. Petrol filling stations, taxi and vehicle hire.	Permitted change to Class 1 (Where no more than 235 sqm) No permitted change	Sui Generis	Works under the Alkali etc Works Regulations Act 1906. Use as a scrap yard or vehicle breaking yard. Use as a waste disposal installation for incineration, chemical treatment or landfill of waste to which Directive 91/689/EEC applies.	No permitted change	Sui Generis	Use as a flatted development.	No permitted change
Class 2 Financial, Professional & Other Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.	Permitted change to Class 1	Class 6 Storage or Distribution	Storage or distribution centre.	Permitted change to Class 4	Class 10 Non-residential Institutions	Crèches, day nurseries, day centres, schools, art galleries (not for the sale or hire of art), museums, libraries, places of worship, religious instruction, socialising or recreational facilities, clinics, law courts and non residential education and training centres.	No permitted change
Class 3 Food & Drink	Restaurants, snack bars and cafés.	Permitted change to Class 1 & 2	Class 7 Hotels and Hostels	Hotel, boarding house, guest house or hostel where there is no provision of a significant element of care (excluding premises licensed to sell alcohol to non-residents or persons not consuming meals on the premises and other than a use within Class 9).	No permitted change	Class 11 Assembly & Leisure	Cinemas, music and concert halls, bingo and dance halls, discos, swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sport or firearms).	No permitted change
Sui Generis	Hot food takeaway. Public house.	Permitted change to Class 1 & 2 No permitted change	Class 8 Residential Institutions	Residential accommodation and care other than Class 9, such as residential care home, hospitals, nursing homes, boarding schools, residential colleges and training centres .	No permitted change	Sui Generis	Amusement arcades and centres, theatres and funfairs, motor sports and firearm sports.	No permitted change
Class 4 Business	Offices - other than Class 2; Research and development; Light industry - use for any industrial process which can be carried out within a residential area without causing detriment to the amenity of the area.	Permitted change to Class 6 (Where no more than 235 sqm)	Notes	This is intended as a general guide to the Use Classes Order only. Reference must ultimately be made to the Town and Country Planning (Use Classes) (Scotland) Order 1997 and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, both as amended.				