



A Guide to use Classes in 2021

AND PERMITTED CHANGES OF USE



Introduction

The Town and Country Planning (Use Classes) Order 1987 (as amended) effectively categorises different land uses into certain classes. Change between uses within the same class does not constitute development and therefore does not necessitate planning permission. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) provides for some permitted development rights allowing the change of use between two different classes, subject to certain conditions, limitations and/or a prior approval process.

Significant reform to these use classes and permitted development rights became effective from 1 September 2020, with further new and revised permitted development rights due to be introduced on 31 July 2021.

This guide provides an overview of the previous use classes up to 1 September 2020, which are still used for the purposes of interpreting permitted development rights until 31 July 2021, and identifies where those land uses are categorised under the reformed Use Classes Order. In addition, this guide will explain the changes of use for which permitted development rights exist.

This guide is intended as an overview only and should be read with regard to The Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for limitations, restrictions, conditions or any requirements for prior approval.

Table 1: Changes to Use Classes describes the changes to the classification of land uses and **Table 2: Permitted Changes of Use** explains which uses can change to other uses without planning permission.



Table 1: Changes to Use Classes

Use Class prior to September 2020	Description (land uses included in Use Class)	Use Class from 1 September 2020
Class A1 Shops	<p>Use for all or any of the following purposes:</p> <ul style="list-style-type: none"> a. for the retail sale of goods other than hot food; b. as a post office, c. for the sale of tickets or as a travel agency, d. for the sale of sandwiches or other cold food for consumption off the premises, e. for hairdressing, f. for the direction of funerals, g. for the display of goods for sale, h. for the hiring out of domestic or personal goods or articles, i. for the reception of goods to be washed, cleaned or repaired, j. where the sale, display or service is to visiting members of the public. 	<p>Class E - Commercial, Business and Service</p> <p>for use, or part use, for all or any of the following purposes:</p> <ul style="list-style-type: none"> a. for the display or retail sale of goods, other than hot food, principally to visiting members of the public, <p>and:</p> <p>Class F.2 - Local Community for:</p> <ul style="list-style-type: none"> a. a shop selling essential goods, including food, to visiting members of the public in circumstances where: <ul style="list-style-type: none"> a. (i) the shop's premises cover an area not more than 280 sqm, and a. (ii) there is no other such facility within 1000m radius of the shop's location.
Class A2 Financial and Professional Services	<p>Use for the provision of:</p> <ul style="list-style-type: none"> b. financial services, c. professional services (other than health or medical services), or d. any other services which it is appropriate to provide in a shopping area, <p>Where the services are provided principally to visiting members of the public.</p>	<p>Class E – Commercial, Business and Service</p> <p>For use, or part use, for all or any of the following purposes:</p> <ul style="list-style-type: none"> c for the provision of the following kinds of services principally to visiting members of the public: <ul style="list-style-type: none"> c (i) financial services, c (ii) professional services (other than health or medical services), c (iii) any other services where it is appropriate to provide in a commercial, business or service locality.
Class A3 Food and Drink	<p>Use for the sale of food and drink for consumption on the premises or of hot food for consumption off the premises.</p>	<p>Class E – Commercial, Business and Service</p> <p>for use, or part use, for all or any of the following purposes:</p> <p>(b) for the sale of food and drink where consumption is mostly undertaken on the premises, and</p> <p>Sui Generis – Uses which do not fall within the specified use classes</p> <p>for pubs or drinking establishments, drinking establishments with expanded food provision, and hot food takeaways.</p>

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Use Class prior to September 2020	Description (land uses included in Use Class)	Use Class from 1 September 2020
Class B1 Business	<p>Use for all or any of the following purposes:</p> <ul style="list-style-type: none"> a. as an office other than a use within class A2 (financial and professional services), b. for research and development of products or processes, or c. for any industrial process, <p>Being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</p>	Class E – Commercial, Business and Service for use, or part use, for all or any of the following purposes: <ul style="list-style-type: none"> g for: g (ii) an office to carry out any operational or administrative functions, g (ii) the research and development of products or processes, or g (iii) any industrial process, <p>Being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</p>
Class B2 General Industrial	<p>Use for the carrying out of an industrial process other than one falling within class B1 above or within classes B3 to B7 below.</p>	Class B2 - General Industrial Use for the carrying out of an industrial process other than one falling within the uses described in Schedule 2, Class E, sub-paragraph (g) above or within classes B3 to B7 below.
Class B3 Special Industrial Group A	<p>Use for any work registrable under the Alkali, etc. Works Regulation Act 1906(1)(a) and which is not included in any of classes B4 to B7 below.</p>	Unchanged
Class B4 Special Industrial Group B	<p>Use for any of the following processes, except where the process is ancillary to the getting, dressing or treatment of minerals and is carried on in or adjacent to a quarry or mine:</p> <ul style="list-style-type: none"> a. smelting, calcining, sintering or reducing ores, minerals, concentrates, or mattes, b. converting, refining, re-heating, annealing, hardening, melting, carburising, forging or casting metals or alloys other than pressure die-casting, c. recovering metal from scrap or drosses or ashes, d. galvanising, e. picking or treating metal in acid, f. chromium plating. 	Unchanged

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Class B5 Special Industrial Group C	Use for any of the following processes, except where the process is ancillary to the getting, dressing or treatment of minerals and is carried on in or adjacent to a quarry or mine: <ul style="list-style-type: none"> a. burning bricks or pipes; b. burning lime or dolomite; c. producing zinc oxide, cement or alumina; d. foaming, crushing, screening or heating minerals or slag; e. processing pulverised fuel ash by heat; f. producing carbonate of lime or hydrated lime; g. producing inorganic pigments by calcining, roasting or grinding. 	Unchanged
Class B6 Special Industrial Group D	Use for any of the following processes: <ul style="list-style-type: none"> a. distilling, refining or blending oils (other than petroleum products); b. producing or using cellulose or other pressure sprayed metal finishes (other than in vehicle repair workshops in connection with minor repairs, or the application of plastic powder by the use of fluidised bed and electrostatic spray techniques); c. boiling linseed oil or running gum; d. processes involving the use of hot pitch or bitumen (except for the use of bitumen in the manufacture of roofing felt at temperatures not exceeding 220 oC and also the manufacture of coated roadstone); e. stoving enamelled ware; f. producing aliphatic esters of the lower fatty acids, butyric acid, caramel, hexamine, iodoform, naphthols, resin products (excluding plastic moulding or extrusion operations and producing plastic sheets, rods, tubes, filaments, fibres or optical components produced by casting, calendering, moulding, shaping or extrusion), salicylic acid or sulphonated organic compounds; g. producing rubber from scrap; h. chemical processes in which chlorphenols or chlorcresoles are used as intermediates; i. manufacturing acetylene from calcium carbide; j. manufacturing, recovering or using pyridine or picolines, any methyl or ethyl amine or acrylates. 	Unchanged

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Class B7 Special Industrial Group E	Use for carrying on any of the following industries, businesses or trades: Boiling blood, chitterlings, nettlings or soap. Boiling, burning, grinding or steaming bones. Boiling or cleaning tripe. Breeding maggots from putrescible animal matter. Cleaning, adapting or treating animal hair. Curing fish. Dealing in rags and bones (including receiving, storing, sorting or manipulating rags in, or likely to become in, an offensive condition, or any bones, rabbit skins, fat or putrescible animal products of a similar nature). Dressing or scraping fish skins. - Drying skins. Making manure from bones, fish, offal, blood, spent hops, beans or other putrescible animal or vegetable matter. Making or scaping guts. Manufacturing animal charcoal, blood, albumen, candles, catgut, glue, fish oil, size or feeding stuff for animals or poultry from meat, fish, bone, feathers, fat or animal offal either in an offensive condition or subjected to any process causing noxious or injurious effluvia. Melting, refining or extracting fat or tallow. Preparing skins for working.	Unchanged
Class B8 Storage or Distribution	Use for storage or as a distribution centre.	Unchanged
Class C1 Hotels	Use as a hotel, boarding or guest house where, in each case, no significant element of care is provided.	Unchanged
Class C2 Residential Institutions	Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwellinghouses). Use as a hospital or nursing home. Use as a residential school, college or training centre.	Unchanged

Table 1: Changes to Use Classes

Use Class prior to September 2020	Description (land uses included in Use Class)	Use Class from 1 September 2020
Class C2A Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	Unchanged
Class C3 Dwellinghouses	Use as a dwelling house (whether or not as a sole or main residence) by: <ul style="list-style-type: none"> a. a single person or people living together as a family; or b. not more than 6 residents living together as a single household (including a household where care is provided for residents), or c. not more than 6 residents living together as a single household where no care is provided to residents (other than a use within C4). 	Unchanged
Class C4 Houses in Multiple Occupation	Use of a dwellinghouse by not more than 6 residents as a "house in multiple occupation". For the purposes of Class C4 a "house in multiple occupation" does not include a converted block of flats to which section 257 of the Housing Act 2004 applies but otherwise has the same meaning as in section 254 of the Housing Act 2004.	Unchanged

Table 1: Changes to Use Classes

Use Class prior to September 2020	Description (land uses included in Use Class)	Use Class from 1 September 2020
Class D1 Non-residential Institutions	Any use not including residential use: <ul style="list-style-type: none"> a. for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner, b. as a creche, day nursery or day centre, c. for the provision of education, d. for the display of works of art (other than for sale or hire), e. as a museum, f. as a public library or public reading room, g. as a public hall or exhibition hall, h. for, or in connection with, public worship or religious institution. 	Class E – Commercial, Business and Service for use, or part use, for all or any of the following purposes: <ul style="list-style-type: none"> e for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner, f for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public and Class F.1 - Learning and Non-residential Institutions any use not including residential use: <ul style="list-style-type: none"> a. for the provision of education, b. for the display of works of art (otherwise than for sale or hire), c. as a museum, d. as a public library or public reading room, e. as a public hall or exhibition hall, f. for, or in connection with, public worship or religious instruction, and g. as a law court.
Class D2 Assembly and Leisure	Use as: <ul style="list-style-type: none"> a. a cinema, b. a concert hall, c. a bingo hall or casino, d. a dance hall, and (e) a swimming bath, skating rink, gymnasium, or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.	Class E - Commercial, Business and Service for use, or part use, for all or any of the following purposes: <ul style="list-style-type: none"> (d) indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public, and Class F.2 - Local Community use as: <ul style="list-style-type: none"> b a hall or meeting place for the principal use of the local community, c an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms, d an indoor or outdoor swimming pool or skating rink.

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Sui Generis – Uses which do not fall within the specific use classes above	Includes theatres, Houses in Multiple Occupation of more than 6 people, hostels, petrol filling stations, shops selling motor vehicles, scrap yards, laundrettes, taxi hire, and more.	Sui Generis - Uses which do not fall within the specific use classes above; now also includes additional uses - see Class A3 above.

Table 2: Permitted Changes of Use

Use Class up to 1 September 2020 and for the purposes of interpreting permitted development rights until at least 31 July 2021	Use Class(es) to which change is permitted until at least 31 July 2021
Class A1 Shops	<p>Class C3 - Dwellinghouses (subject to prior approval)</p> <p>Class D2 - Assembly and Leisure (subject to prior approval)</p> <p>Temporary permitted change (3 years) to a flexible use within:</p> <p>Class A2 - Financial and Professional Services;</p> <p>Class A3 - Food and Drink;</p> <p>Class B1 – Business; or</p> <p>Class D1 - Public library, gallery, exhibition hall, museum, clinic or health centre only.</p> <p>Permitted change from A1 to mixed use (A1 or A2 and up to 2 flats); and from mixed use (A1 and up to 2 flats) to A1 or A2</p> <p>Permitted change of mixed use A1 and C3 to C3 (subject to prior approval).</p>
Class A2 Financial and Professional Services	<p>Class C3 - Dwellinghouses (subject to prior approval); and</p> <p>Class D2 - Assembly and Leisure (subject to prior approval).</p> <p>Temporary permitted change (3 years) to a flexible use within:</p> <p>Class A1 – Shops;</p> <p>Class A3 - Food and Drink;</p> <p>Class B1 – Business; or</p> <p>Class D1 - Public library, gallery, exhibition hall, museum, clinic or health centre only.</p> <p>Permitted change from A2 to mixed use (A1 or A2 and up to 2 flats); and from mixed use (A1 and up to 2 flats) to A1 or A2.</p> <p>Permitted change of mixed use A2 and C3 to C3 (subject to prior approval).</p>

Table 2: Permitted Changes of Use

Use Class up to 1 September 2020 and for the purposes of interpreting permitted development rights until at least 31 July 2021	Use Class(es) to which change is permitted until at least 31 July 2021
Class A3 Food and Drink	Temporary permitted change (3 years) to a flexible use within: Class A1 – Shops; Class A2 - Financial and Professional Services; Class B1 – Business; or Class D1 - Public library, gallery, exhibition hall, museum, clinic or health centre only.
Class B1 (a, b, c) - Business	<u>For all B1 Classes:</u> Class B8 – Storage and Distribution Temporary permitted change (3 years) to a flexible use within: Class A1 – Shops; Class A2 - Financial and Professional Services; Class A3 - Food and Drink; or Class D1 - Public library, gallery, exhibition hall, museum, clinic or health centre only. Permitted change to state-funded school or registered nursery, including permitted return to previous use (subject to prior approval). <u>For B1(a) only:</u> Class C3 - Dwellinghouses
Class B2 General Industry	Class B1 – Business Class B8 – Storage and Distribution
Class B8 Storage and Distribution	Class B1 – Business
Class C1 Hotels	Permitted change to state-funded school or registered nursery, including permitted return to previous use (subject to prior approval)
Class C2 Residential Institutions	Permitted change to state-funded school or registered nursery, including permitted return to previous use (subject to prior approval)
Class C2A Secure Residential Institutions	Permitted change to state-funded school or registered nursery, including permitted return to previous use (subject to prior approval)
Class C3 Dwellinghouses	Class C4 – Houses in Multiple Occupation

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Use Class up to 1 September 2020 and for the purposes of interpreting permitted development rights until at least 31 July 2021	Use Class(es) to which change is permitted until at least 31 July 2021
<p>Class D1 Non-residential Institutions</p>	<p>Temporary permitted change (3 years) to a flexible use within:</p> <p>Class A1 – Shops;</p> <p>Class A2 - Financial and Professional Services;</p> <p>Class A3 - Food and Drink;</p> <p>Class B1 – Business; or</p> <p>Class D1 - Public library, gallery, exhibition hall, museum, clinic or health centre only.</p>
<p>Class D2 Assembly and Leisure</p>	<p>Permitted change to state-funded school or registered nursery, including permitted return to previous use (subject to prior approval).</p> <p>Temporary permitted change (3 years) to a flexible use falling within:</p> <p>Class A1 – Shops;</p> <p>Class A2 - Financial and Professional Services;</p> <p>Class A3 - Food and Drink;</p> <p>Class B1 – Business; or</p> <p>Class D1 - Public library, gallery, exhibition hall, museum, clinic or health centre only.</p>



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