

General Use Classes Order

The table below is intended as general guidance only. Reference needs to be made to the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

TCPA Use Class	Use/Description of Development	Permitted Change
A1: Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.	No permitted change except to mixed use as a shop and single flat and vice versa.
A2: Financial and Professional Services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.	A1 (where there is a ground floor display window) plus as above.
A3: Restaurants and Cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.	A1 or A2.
A4: Drinking Establishments	Public houses, wine bars or other drinking establishments (but not night clubs).	A1, A2 or A3.
A5: Hot Food Take-away	For the sale of hot food for consumption off the premises.	A1, A2 or A3.
B1: Business	(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, 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.	B8 (where no more than 235 sq m).
B2: General Industrial	Use for the carrying out of an industrial process other than one falling in Class B1 Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).	B1 (unlimited) or B8 (where no more than 235 sq m)
B8: Storage and Distribution	This class includes open air storage.	B8 (where no more than 235 sq m).
C1: Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).	No permitted change.
C2: Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.	No permitted change.
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.	No permitted change.
C3: Dwelling Houses	Dwellings for individuals, families or not for more than six people living together as a single household includes up to six people living together within a supported housing scheme.	No permitted change.
C4: Houses in Multiple Occupation	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.	C3.
D1: Non-residential Institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.	No permitted change.
D2: Assembly and Leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).	No permitted change.
Sui-Generis*	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.	No permitted change (except casinos: permitted change from sui generis to D2).

Any building in any use class 1 can be used as a state-funded school (use class D1) for a period of up to 1 academic year.

* Where uses do not fall within the four main use classes, they are classified as sui-generis. Some examples have been provided but this list is not exhaustive.

- Subject to prior approvals received from the Local Planning Authority to state that the proposed change of use is acceptable in terms of highways impact, contamination and flood risk (and noise impact for changes to D1 (state-funded schools and nurseries)). The building must have been in use for the purpose from which it is changing from on March 20th, 2013 (May 30th, 2013 for B1(a) to C3). It does not apply to listed buildings, scheduled monuments, or buildings within an SSI, safety hazard area or military explosives area.
- Subject to prior approvals received from the Local Planning Authority to state that the proposed change of use is not undesirable due to it causing an inadequate provision of A1 or A2 services or, where the building is located in a key shopping area, on the sustainability of that shopping area. The area of floorspace changing use cannot exceed 150 sqm.
- Subject to prior approvals received from the Local Planning Authority to state that the proposed change of use is acceptable in terms of noise impact and that the location/ siting of the building is not impractical or undesirable for the change of use. It does not apply to buildings occupied under an agricultural tenancy, or

where the tenancy was terminated less than 12 months prior to the development unless the express consent of the tenant has been obtained.

- It does not apply to listed buildings, scheduled monuments, or buildings within a safety hazard area or military explosives area. Where the floorspace to be changed is over 150 sqm but under 500 sqm, prior approval will be required from the Local Planning Authority to state that the proposed change of use is acceptable in terms of highways and noise impact, contamination and flood risk.
- It does not apply to listed buildings, scheduled monuments, or buildings within a safety hazard area or military explosives area. Development is restricted to a single continuous period of up to 2 years. The area of floorspace changing use cannot exceed 150 sqm.