

## Use Classes Order

The classes of use for England as set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

TCPA (Use Classes) Order 1987 (As Amended) (last amended by the TCPA (Use Classes) (Amendment) (England) Order 2010)	Use / Description of development	Permitted change
<b>A1 Shops</b>	Retail sale of goods to the public - shops, post offices, travel agencies and ticket agencies, hairdressers, funeral directors and undertakers, domestic hire shops, dry cleaners, sandwich bars (sandwiches or other cold food purchased and consumed off the premises), internet cafés	No permitted change
<b>A2 Financial &amp; Professional Services</b>	Financial services - banks, building societies and bureaux de change. Professional services (other than health or medical services) - estate agents and employment agencies. Other services - betting shops (principally where services are provided to visiting members of the public)	A1 (where there is a ground floor display window)
<b>A3 Restaurants &amp; Cafés</b>	Restaurants and cafes - use for the sale of food for consumption on the premises. Excludes internet cafés	A1 or A2
<b>A4 Drinking Establishments</b>	Use as a public house, wine bar or other drinking establishment	A1, A2 or A3
<b>A5 Hot Food Takeaway</b>	Use for the sale of hot food for consumption off the premises	A1, A2 or A3
<b>B1 Business</b>	(a) Offices other than in a use within Class A2 (b) Research and Development - laboratories, studios (c) Light industry	B8 (where no more than 235m <sup>2</sup> )
<b>B2 General Industrial</b>	General Industry (other than classified within Class B1). The former 'Special Industrial' Use Classes, B3 - B7, are all now encompassed in Class B2	B1 or B8 (B8 limited to 235m <sup>2</sup> )
<b>B8 Storage or Distribution</b>	Storage or Distribution Centres - wholesale warehouses, distribution centres and repositories	B1 (where no more than 235m <sup>2</sup> )
<b>C1 Hotel</b>	Hotels, boarding houses and guest houses. Development falls within this class if no 'significant element of care is provided'	No permitted change
<b>C2 Residential Institutions</b>	Hospitals, nursing homes, residential education and training centres. Use for the provision of residential accommodation and care to people on need of care	No permitted change
<b>C2a Secure Residential Institutions</b>	Use for 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
<b>C3 Dwellinghouses</b>	(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child (b) up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems (c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger	No permitted change
<b>C4 Houses in multiple occupation</b>	Small shared dwelling 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
<b>D1 Non-Residential Institutions</b>	Medical and health services - clinics and health centres, crèches, day nurseries, day centres and consulting rooms (not attached to the consultant's or doctor's house), museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and church halls	No permitted change
<b>D2 Assembly &amp; Leisure</b>	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)	No permitted change
<b>Sui generis *</b>	For example: retail warehouse clubs, amusement arcades, launderettes, petrol filling stations, taxi businesses, car/vehicle hire businesses and the selling and displaying of motor vehicles, nightclubs, theatres, hostels, builders yards, garden centres	No permitted change *
	Casinos - following declassification, planning permission is needed for any premise, including D2 premises, to undergo a material change of use to a casino	D2

\* 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. We have tried to illustrate some of the sui generis uses in the above table 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.

This is a general guide only to the Use Classes at April 2010 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 errors or omissions.

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