

Use Classes Order Guide (England & Wales)

October 2010

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.	No permitted change	C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided.	No permitted change	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.	No permitted change	
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 display window)	C2 Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges 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 sports arenas (except for motor sports, or where firearms are used).	No permitted change	
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	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.	No permitted change				
A4 Drinking Establishments	Public houses, wine bars or other drinking establishments (but not night clubs). In Wales, these uses are included within A3.	Permitted change to A1, A2 and A3	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 C4 (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).	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, laundrettes, taxi businesses, amusement centres.	No permitted change	
A5 Hot Food Takeaways	Establishments where the primary purpose is for the sale of hot food for consumption off the premises. In Wales, these uses are included within A3.	Permitted change to A1, A2 and A3	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). In Wales, such shared houses are included within C3.	Permitted change to C3				Permitted change to D2
B1 Business	A) Offices - other than those in A2; 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.	Permitted change to B8 (where no more than 235 sqm)							
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 235 sqm)							
B8 Storage and Distribution	Storage or Distribution, including open air storage. In Wales, this excludes the storage or distribution of radioactive material.	Permitted change to B1 (where no more than 235 sqm)							

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.

Use Classes Order Guide (Scotland)

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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.				