

The Use Classes Order 2010

The following gives a general list of Use Classes for England - based on the Use Classes Order 1987 (With amendments; 2005, 2006 & 2010)

For detailed assistance in relation to this article, or for further advice in relation to changes of use of any building please contact the Keith Farmer Associates Planning Team.

A1 - SHOPS

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 cafés.

Permitted Change; NO PERMITTED CHANGE

A2 - FINANCIAL & 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.

Permitted Change; A1 - IF there is a ground floor display window

A3 - RESTAURANTS & CAFÉS

For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés.

Permitted Change; A1 or A2

A4 - DRINKING ESTABLISHMENTS

Public houses, wine bars or other drinking establishments (but not nightclubs)

Permitted Change; A1, A2, or A3

A5 - HOT FOOD TAKEAWAYS

For the sale of hot food for consumption off the premises

Permitted Change; A1, A2 or A3

B1 - BUSINESS

Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in residential areas - i.e. those not causing nuisance to residential inhabitants

Permitted Change; B8 - Where no more than 235 sq m

B2 - GENERAL INDUSTRIAL

Use for industrial process other than one falling within class B1 (Excluding incineration, chemical treatment or landfill or hazardous waste)

Permitted Change; B1 or B8 (B8 restricted to <235 sq m)

B8 - STORAGE OR DISTRIBUTION

Any building or development that is used for either storage or distribution - INCLUDING open air storage.

Permitted Change; B1 where no more than 235 sq m

C1 - HOTELS

Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)

Permitted Change; NO PERMITTED CHANGE

C2 - RESIDENTIAL INSTITUTIONS

Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

Permitted Change; NO PERMITTED CHANGE

C2A - SECURE RESIDENTIAL INSTITUTIONS

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.

Permitted Change; NO PERMITTED CHANGE

C3 - DWELLING HOUSES

THIS CLASS IS FORMED OF THREE SUB-CLASSES

C3(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, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving care and a foster parent and foster child.

C3(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.

C3(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 House of Multiple Occupation definition, but which fell within the former 'C3' use class, to be provided for i.e. a small religious community may fall into this section as could a home owner whom is living with a lodger or lodgers.

Permitted Change; NO PERMITTED CHANGE

C4 - HOUSES IN MULTIPLE OCCUPATION

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.

Permitted Change; C3

D1 - NON RESIDENTIAL INSTITUTIONS

Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or for hire), museums, libraries, halls, places of worship, church halls, law courts. Non residential education and training centres.

Permitted Change; NO PERMITTED CHANGE

D2 - ASSEMBLY AND LEISURE

Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreation (except for motor-sports or where firearms are used).

Permitted Change; NO PERMITTED CHANGE

SUI GENERIS

CERTAIN USES DO NOT FALL WITHIN ANY SPECIFIC USE CLASS AND ARE CONSIDERED 'SUI GENERIS'. Such uses include (but are not limited to); Theatres, Hostels providing no specific element of care, Boarding Kennels, Rifle Ranges, Nightclubs, Casinos, Amusement Centres, Petrol Filling Stations, Scrap Yards, Motor Trade Forecourts etc. etc.

Permitted Change; NO CHANGE PERMITTED - SPECIFIC PLANNING PERMISSION REQUIRED

NOTE:

Please note that this 'guide' provides an outline for the interpretation of the Use Classes Order only. The Order is subject to local interpretation and periodic amendment - as such we strongly advise that professional advice is sought in the case of any doubt. Your local planning authority will [in the first instance] determine the current or appropriate 'use' subject to specific site / local circumstances - NO reliance should therefore be placed on the content of this document.

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