

GUIDE TO USE CLASSES ORDER AND PERMITTED CHANGES OF USE

England only

Effective from 1 September 2020

The Town and Country Planning (Use Classes) Order 1987 (as amended) essentially categorises different types of property and land into classes. Change between uses within the same class does not constitute development and therefore does not require planning permission. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) identifies some permitted development rights allowing the change of use from one class to another, subject to conditions, limitations and/or a prior approval process (as highlighted by *). You can read more on the Savills 'In plain English' blogs on the **Use Classes Order, permitted development and prior approval**.

A significant reform of the Use Classes Order was announced on 21 July 2020. The table below identifies the use classes and permitted changes in England that are effective from **1 September 2020**. Land and buildings in Classes E, F.1 and F.2 will continue to benefit from any permitted development rights that it was entitled to on or before 31 August 2020 (as highlighted by ^). These transitional provisions will remain in place until 31 July 2021 when new, revised permitted development rights will be introduced. These provisions also apply to relevant Article 4 Directions.

USE CLASS	DESCRIPTION	PERMITTED CHANGE
Class E – Commercial, business and service	<p>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, (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises, (c) for the provision of the following kinds of services principally to visiting members of the public: <ul style="list-style-type: none"> (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality, (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public, (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 crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public, 	<p>Land and buildings in Class E will continue to benefit from any permitted development rights that it was entitled to on or before 31 August 2020.</p> <p>These 'transitional provisions' will remain in place until 31 July 2021 when new, revised permitted development rights will be introduced.</p> <p>These provisions also apply to relevant Article 4 Directions.</p>

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USE CLASS	DESCRIPTION	PERMITTED CHANGE
	<p>(g) for:</p> <p>(i) an office to carry out any operational or administrative functions,</p> <p>(ii) the research and development of products or processes, or</p> <p>(iii) 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</p>	
Class F.1 – Learning and non-residential institutions	<p>Any use not including residential use:</p> <p>(a) for the provision of education,</p> <p>(b) for the display of works of art (otherwise than for sale or hire),</p> <p>(c) as a museum,</p> <p>(d) as a public library or public reading room,</p> <p>(e) as a public hall or exhibition hall,</p> <p>(f) for, or in connection with, public worship or religious instruction,</p> <p>(g) as a law court</p>	<p>Land and buildings in Class F.1 will continue to benefit from any permitted development rights that it was entitled to on or before 31 August 2020.</p> <p>These transitional provisions will remain in place until 31 July 2021 when new, revised permitted development rights will be introduced.</p> <p>These provisions also apply to relevant Article 4 Directions.</p>
Class F.2 – Local community	<p>Use as:</p> <p>(a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:</p> <p>(i) the shop's premises cover an area not more than 280 metres square, and</p> <p>(ii) there is no other such facility within 1000 metre radius of the shop's location,</p> <p>(b) a hall or meeting place for the principal use of the local community,</p> <p>(c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,</p> <p>(d) an indoor or outdoor swimming pool or skating rink</p>	<p>Land and buildings in Class F.2 will continue to benefit from any permitted development rights that it was entitled to on or before 31 August 2020.</p> <p>These transitional provisions will remain in place until 31 July 2021 when new, revised permitted development rights will be introduced.</p> <p>These provisions also apply to relevant Article 4 Directions.</p>
Class B2 – General industrial	<p>Use for the carrying on of an industrial process other than one falling within the uses described in Class E</p>	<p>Permitted change to former Class B1[^]</p> <p>Permitted change to Class B8</p> <p>Permitted change to Class B8 is subject to total floorspace being no greater than 500sqm of floorspace in the building</p> <p>Temporary permitted change (2 years) to a state funded school</p>
Class B8 – Storage or distribution	<p>Use for storage or as a distribution centre</p>	<p>Permitted change to former Class B1[^]</p> <p>Permitted change to Class C3 subject to total floorspace being no greater than 500sqm of floorspace in the building[*]</p> <p>Temporary permitted change (2 years) to a state funded school</p>
Class C1 – Hotels	<p>Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided</p>	<p>Permitted change to state-funded school or nursery and back to previous lawful use[^]</p>

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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	Permitted change to state-funded school or nursery and back to previous lawful use^
Class C2A - Secure residential institutions	Use for the 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 military barracks	Permitted change to state-funded school or nursery and back to previous lawful use^
Class C3 - Dwellinghouses	Use as a dwellinghouse (whether or not as a sole or main residence) by: (a) a single person or by people to be regarded as forming a single household, (b) not more than six residents living together as a single household where care is provided for residents, (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)	Permitted change to Class C4
Class C4 - House in multiple occupation	Use of a dwellinghouse by not more than six residents as a HMO	Permitted change to Class C3
Sui generis - No class specified	Includes: (a) as a theatre, (b) as an amusement arcade or centre, or a funfair, (c) as a launderette, (d) for the sale of fuel for motor vehicles, (e) for the sale or display for sale of motor vehicles, (f) for a taxi business or business for the hire of motor vehicles, (g) as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of motor vehicles, (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906, (i) as a hostel, (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste, (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club, (l) as a night-club, (m) as a casino, (n) as a betting office,	Amusement centre or casino to Class C3* Betting office or pay day loan shop to former Class A1, A2, A3 or D2* Betting office or pay day loan shop to mixed use former Class A1 and up to two flats (if display window at ground floor level) or mixed use former Class A2 and up to two flats or mixed use betting office or pay day loan shop and up to two flats Betting office or pay day loan shop or laundrette to former Class B1(a)* Betting office or pay day loan shop or laundrette to Class C3* Casino to former Class A3* Casino to former Class D2 Mixed use betting office or pay day loan shop or laundrette to Class C3* Mixed use betting office or pay day loan shop and up to two flats to former Class A1 and up to two flats (if display window at ground floor level) or former Class A2, betting office or pay day loan shop Temporary permitted change (3 years) to former Classes A1, A2, A3, B1, public library, exhibition hall, museum, clinic or health centre

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USE CLASS	DESCRIPTION	PERMITTED CHANGE
	(o) as a pay day loan shop,	
	(p) as a public house, wine bar, or drinking establishment,	
	(q) as a drinking establishment with expanded food provision,	
	(r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,	
	(s) as a venue for live music performance,	
	(t) a cinema,	
	(u) a concert hall,	
	(v) a bingo hall,	
	(x) a dance hall	

Notes:

*Subject to the prior approval of the local authority

^ Transitional provisions

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