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**Consolidated Versions of Legislation:
The Town and Country Planning (Use Classes)
Order 1987 (as amended)**

The **differences** between the full version and this free version are as follows:

- In the **full version**, for each insertion or deletion, a “Comment” box on the right hand side of the page states which Statutory Instrument was responsible for the change. In this **free version**, this information has been **blacked out** with an “XXX”.

Planning Jungle Limited

Consolidated Versions of Legislation: The Town and Country Planning (Use Classes) Order 1987 (as amended)

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This particular document provides a **consolidated version** of the **Use Classes Order**.

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- Text that has been **added** to the original legislation is shown in **dark blue**.
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- All footnotes⁹⁹ have been kept (although they have been renumbered due to the process of merging different documents).

Comment [S1]: Inserted by
19XX No. XXX

Comment [S2]: Deleted by
19XX No. XXX

Other Notes:

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List of Statutory Instruments incorporated into this document:

S.I. Number:	S.I. Title:	Made:	Came into force:
1987 No. 764	The Town and Country Planning (Use Classes) Order 1987	28th April 1987	1st June 1987
1991 No. 1567	The Town and Country Planning (Use Classes) (Amendment) Order 1991	5th July 1991	31st July 1991
1992 No. 610	The Town and Country Planning (Use Classes) (Amendment) Order 1992	10th March 1992	31st March 1992
1992 No. 657	The Town and Country Planning (Use Classes) (Amendment) (No. 2) Order 1992	11th March 1992	1st June 1992
1994 No. 724	The Town and Country Planning (Use Classes) (Amendment) Order 1994	14th March 1994	4th April 1994
1995 No. 297	The Town and Country Planning (Use Classes) (Amendment) Order 1995	9th February 1995	9th March 1995
1999 No. 293	The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999	10th February 1999	14th March 1999
2005 No. 84	The Town and Country Planning (Use Classes) (Amendment) (England) Order 2005	21st January 2005	21st April 2005
2006 No. 220	The Town and Country Planning (Use Classes) (Amendment) (England) Order 2006	23rd January 2006	6th April 2006
2006 No. 1282	The Town and Country Planning (Application of Subordinate Legislation to the Crown) Order 2006	10th May 2006	7th June 2006
2010 No. 653	The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010	8th March 2010	6th April 2010

Below is the start of the legislation.

1987 No. 764

**TOWN AND COUNTRY PLANNING,
ENGLAND AND WALES**

The Town and Country Planning (Use Classes) Order 1987

Made - - - - 28th April 1987

Coming into force - - 1st June 1987

The Secretary of State for the Environment, in exercise of the powers conferred on him by sections 22(2) (f) and 287(3) of the Town and Country Planning Act 1971¹ and of all other powers enabling him in that behalf, hereby makes the following Order:—

Citation and commencement

1. This Order may be cited as the Town and Country Planning (Use Classes) Order 1987 and shall come into force on 1st June 1987.

Interpretation

2. In this Order, unless the context otherwise requires:—

“care” means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment;

“day centre” means premises which are visited during the day for social or recreational purposes or for the purposes of rehabilitation or occupational training, at which care is also provided;

~~“hazardous substance” and “notifiable quantity” have the meanings assigned to those terms by the Notification of Installations Handling Hazardous Substances Regulations 1982²;~~

“industrial process” means a process for or incidental to any of the following purposes:—

- (a) the making of any article or part of any article (including a ship or vessel, or a film, video or sound recording);

¹ 1971c.78; section 22(2) (f) was amended by paragraph 1 of Schedule 11 to the Housing and Planning Act 1986 (c. 63).

² S.I. 1982/1357.

Comment [S3]: Deleted by
XXX No. XXX

(b) the altering, repairing, maintaining, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article; or

(c) the getting, dressing or treatment of minerals;

in the course of any trade or business other than agriculture, and other than a use carried out in or adjacent to a mine or quarry;

“Schedule” means the Schedule to this Order;

“site” means the whole area of land within a single unit of occupation.

Use Classes

3.— (1) Subject to the provisions of this Order, where a building or other land is used for a purpose of any class specified in the Schedule, the use of that building or that other land for any other purpose of the same class shall not be taken to involve development of the land.

(2) References in paragraph (1) to a building include references to land occupied with the building and used for the same purposes.

(3) A use which is included in and ordinarily incidental to any use in a class specified in the Schedule is not excluded from the use to which it is incidental merely because it is specified in the Schedule as a separate use.

(4) Where land on a single site or on adjacent sites used as parts of a single undertaking is used for purposes consisting of or including purposes falling within any two or more of classes B1 to B7 within classes B1 and B2 in the Schedule, those classes may be treated as a single class in considering the use of that land for the purposes of this Order, so long as the area used for a purpose falling either within class B2 or within classes B3 to B7 classes B4 to B7 within class B2 is not substantially increased as a result.

~~(5) No class specified in the Schedule includes any use for a purpose which involves the manufacture, processing, keeping or use of a hazardous substance in such circumstances as will result in the presence at one time of a notifiable quantity of that substance in, on, over or under that building or land or any site of which that building or land forms part.~~

(6) No class specified in the Schedule includes use —

(a) as a theatre,

(b) as an amusement arcade or centre, or a funfair,

~~(c) for the washing or cleaning of clothes or fabrics in coin-operated machines or on premises at which the goods to be cleaned are received direct from the visiting public;~~

(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

Comment [S4]: Replaced by XXX No. XXX

Comment [S5]: The words “classes B3 to B7” were replaced with “classes B4 to B7” by XXX No. XXX

Comment [S6]: The words “either within class B2 or within classes B4 to B7” were replaced with “within class B2” by XXX No. XXX

Comment [S7]: Deleted by XXX No. XXX

Comment [S8]: Replaced by XXX No. XXX

1906³,

(i) as a hostel,

(j) as a waste disposal installation for the incineration, chemical treatment (as defined in Annex IIA to Directive 75/442/EEC(af) under heading D9), or landfill of waste to which Directive 91/689/EEC(ag) applies,

(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.

Comment [S9]: Inserted by
XXX No. XXX

Comment [S10]: Inserted by
XXX No. XXX

Comment [S11]: Inserted by
XXX No. XXX

Comment [S12]: Inserted by
XXX No. XXX

Comment [S13]: Inserted by
XXX No. XXX

Change of use of part of building or land

4. In the case of a building used for a purpose within class C3 (dwellinghouses) in the Schedule, the use as a separate dwellinghouse of any part of the building or of any land occupied with and used for the same purposes as the building is not, by virtue of this Order, to be taken as not amounting to development.

Revocation

5. The Town and Country Planning (Use Classes) Order 1972⁴ and the Town and Country Planning (Use Classes) (Amendment) Order 1983⁵ are hereby revoked.

³ 1906 c. 14.

⁴ S.I. 1972/1385.

⁵ S.I. 1983/1614.

SCHEDULE

PART A

Class A1. Shops

Use for all or any of the following purposes—

- (a) for the retail sale of goods other than hot food,
- (b) as a post office,
- (c) for the sale of tickets or as a travel agency,
- (d) for the sale of sandwiches or other cold food for consumption off the premises,
- (e) for hairdressing,
- (f) for the direction of funerals,
- (g) for the display of goods for sale,
- (h) for the hiring out of domestic or personal goods or articles,
- ~~(i) for the reception of goods to be washed, cleaned or repaired,~~
- (i) for the washing or cleaning of clothes or fabrics on the premises,
- (j) for the reception of goods to be washed, cleaned or repaired,
- (k) as an internet café; where the primary purpose of the premises is to provide facilities for enabling members of the public to access the internet

where the sale, display or service is to visiting members of the public.

Class A2. Financial and professional services

Use for the provision of —

- (a) financial services, or
- (b) professional services (other than health or medical services), or
- (c) any other services (including use as a betting office)

which it is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public.

~~Class A3. Food and drink~~

~~Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.~~

Class A3. Restaurants and cafes

Use for the sale of food and drink for consumption on the premises.

Class A4. Drinking establishments

Use as a public house, wine-bar or other drinking establishment

Comment [S14]: Replaced by
XXX No. XXX

Comment [S15]: Inserted by
XXX No. XXX

Class A5. Hot food takeaways

Use for the sale of hot food for consumption off the premises.

Comment [S16]: Class A3 was replaced with Classes A3, A4, and A5 by XXX No. XXX

PART B

Class B1. Business

Use for all or any of the following purposes—

- (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.

Class B2. General industrial

Use for the carrying on of an industrial process other than one falling within class B1 above or within ~~classes B3 to B7~~ **classes B4 to B7** below.

Comment [S17]: The words “classes B3 to B7” were replaced with “classes B4 to B7” by XXX No. XXX

Class B3. Special Industrial Group A

Use for any work registrable under the Alkali, etc. Works Regulation Act 1906⁶ and which is not included in any of ~~classes B4 to B7~~ **classes B4 to B7** below.

Comment [S18]: The words “or within classes B4 to B7 below” were deleted by XXX No. XXX

Comment [S19]: Class B3 was deleted by XXX No. XXX

Class B4. Special Industrial Group B

Use for any of the following processes, except where the process is ancillary to the getting, dressing or treatment of minerals and is carried on in or adjacent to a quarry or mine:—

- ~~(a) smelting, calcining, sintering or reducing ores, minerals, concentrates or mattes;~~
- ~~(b) converting, refining, re-heating, annealing, hardening, melting, carburising, forging or casting metals or alloys other than pressure die casting;~~
- ~~(c) recovering metal from scrap or drosses or ashes;~~
- ~~(d) galvanizing;~~
- ~~(e) pickling or treating metal in acid;~~
- ~~(f) chromium plating.~~

Class B5. Special Industrial Group C

Use for any of the following processes, except where the process is ancillary to the getting, dressing or treatment of minerals and is carried on in or adjacent to a quarry or mine:—

- ~~(a) burning bricks or pipes;~~
- ~~(b) burning lime or dolomite;~~
- ~~(c) producing zinc oxide, cement or alumina;~~
- ~~(d) foaming, crushing, screening or heating minerals or slag;~~

⁶ 1906 c. 14.

- (e) processing pulverized fuel ash by heat;
- (f) producing carbonate of lime or hydrated lime;
- (g) producing inorganic pigments by calcining, roasting or grinding.

Class B6. Special Industrial Group D

Use for any of the following processes:—

- (a) distilling, refining or blending oils (other than petroleum or petroleum products);
- (b) producing or using cellulose or using other pressure sprayed metal finishes (other than in vehicle repair workshops in connection with minor repairs, or the application of plastic powder by the use of fluidised bed and electrostatic spray techniques);
- (c) boiling linseed oil or running gum;
- (d) processes involving the use of hot pitch or bitumen (except the use of bitumen in the manufacture of roofing felt at temperatures not exceeding 220°C and also the manufacture of coated roadstone);
- (e) stoving enamelled ware;
- (f) producing aliphatic esters of the lower fatty acids, butyric acid, caramel, hexamine, iodoform, naphthols, resin products (excluding plastic moulding or extrusion operations and producing plastic sheets, rods, tubes, filaments, fibres or optical components produced by casting, calendering, moulding, shaping or extrusion), salicylic acid or sulphonated organic compounds;
- (g) producing rubber from scrap;
- (h) chemical processes in which chlorphenols or chloreresols are used as intermediates;
- (i) manufacturing acetylene from calcium carbide;
- (j) manufacturing, recovering or using pyridine or picolines, any methyl or ethyl amine or acrylates.

Class B7. Special Industrial Group E

Use for carrying on any of the following industries, businesses or trades:—

Boiling blood, chitterlings, nettlings or soap.

Boiling, burning, grinding or steaming bones.

Boiling or cleaning tripe.

Breeding maggots from putrescible animal matter.

Cleaning, adapting or treating animal hair.

Curing fish.

Dealing in rags and bones (including receiving, storing, sorting or manipulating rags in, or likely to become in, an offensive condition, or any bones, rabbit skins, fat or putrescible animal products of a similar nature).

Dressing or scraping fish skins.

Drying skins.

Making manure from bones, fish, offal, blood, spent hops, beans or other putrescible animal or vegetable matter.

~~Making or scraping guts.~~

~~Manufacturing animal charcoal, blood albumen, candles, catgut, glue, fish oil, size or feeding stuff for animals or poultry from meat, fish, blood, bone, feathers, fat or animal offal either in an offensive condition or subjected to any process causing noxious or injurious effluvia.~~

~~Melting, refining or extracting fat or tallow.~~

~~Preparing skins for working.~~

Comment [S20]: Classes B4, B5, B6, and B7 were deleted by XXX No. XXX

Class B8. Storage or distribution

Use for storage or as a distribution centre.

PART C

Class C1. Hotels and hostels

~~Use as a hotel, boarding or guest house or as a hostel where, in each case, no significant element of care is provided.~~

Class C1. Hotels

Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided.

Comment [S21]: Replaced by XXX No. XXX

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 (dwelling houses)).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

Secure residential institutions

~~Class C2A. 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.~~

Comment [S22]: Inserted by XXX No. XXX and then deleted by XXX No. XXX

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.

Comment [S23]: Inserted by XXX No. XXX

Class C3. Dwellinghouses

Use as a dwellinghouse (whether or not as a sole or main residence) —

(a) by a single person or by people living together as a family, or

(b) by not more than 6 residents living together as a single household (including a

~~household where care is provided for residents).~~

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; or
- (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).

Interpretation of Class C3

For the purposes of Class C3(a) “single household” shall be construed in accordance with section 258 of the Housing Act 2004⁷.

Comment [S24]: Replaced by XXX No. XXX

Class C4. Houses in multiple occupation

Use of a dwellinghouse by not more than six residents as a “house in multiple occupation”.

Interpretation of Class C4

For the purposes of Class C4 a “house in multiple occupation” does not include a converted block of flats to which section 257 of the Housing Act 2004 applies but otherwise has the same meaning as in section 254 of the Housing Act 2004.

Comment [S25]: Inserted by XXX No. XXX

PART D

Class D1. Non-residential institutions

Any use not including a residential use —

- (a) for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner,
- (b) as a crèche, day nursery or day centre,
- (c) for the provision of education,
- (d) for the display of works of art (otherwise than for sale or hire),
- (e) as a museum,
- (f) as a public library or public reading room,
- (g) as a public hall or exhibition hall,
- (h) for, or in connection with, public worship or religious instruction,
- (i) as a law court.

Comment [S26]: It appears that D1(i) applies only to the Crown. D1(i) was inserted by XXX No. XXX

Class D2. Assembly and leisure

⁷ 2004 c.34. Section 254 of the Housing Act 2004 is also relevant.

Use as —

- (a) a cinema,
- (b) a concert hall,
- (c) a bingo hall ~~or casino~~,
- (d) a dance hall,
- (e) a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.

Comment [S27]: Deleted by
XXX No. XXX

Above is the end of the legislation.
