

Use Classes Order 1987 - Quick Reference Guide

Last checked for updates: **January 2018** (checked for updates on a monthly basis)

Introduction:

This is one of a number of documents produced by **Planning Jungle Limited** (www.planningjungle.com). This company provides one of the most comprehensive resources available relating to **householder permitted development** legislation, and one of the only sources of **consolidated versions** of planning secondary legislation.

About this document:

This document provides a **quick reference guide** for the “The Town and Country Planning (**Use Classes**) **Order 1987**” (as amended). This document incorporates the Use Classes from the “[UCO 1987 \(Consolidated\)](#)” document and the permitted changes of use and temporary uses from Parts 3 and 4 of the “[GPDO 2015 \(Consolidated\)](#)” document.

This document is accessible by **anyone**, including people who are not members of the Planning Jungle website. As such, you are welcome to distribute this document in its **original form** (i.e. without alterations).

Note: For the definitions of the Use Classes, this document aims to remain as close as possible to the wording of the legislation (rather than paraphrasing this wording), and where parts of this wording have been omitted (for reasons of conciseness) this is indicated via the use of “...”. For the permitted changes of use and temporary uses, it’s important to always check the legislation (e.g. via the links within this document), as many of the Classes of the GPDO 2015 contain limitations and conditions that exclude certain types of buildings, or set out various other restrictions, or require an application for prior approval (or similar) to be submitted to the local authority, etc.

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The definitions of the Use Classes are from the original SI [1987/764], unless marked otherwise.
The permitted changes marked "(*)" may require an application for prior approval to the LPA.

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 **washing or cleaning of clothes** or fabrics on the premises, [1991/1567]
- (j) for the **reception** of goods to be washed, cleaned or repaired, [1991/1567]
- (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 [2005/84]
where the sale, display or service is to **visiting members of the public**.

[Permitted change to **A1 & up to 2 flats** by Part 3 Class G] [2015/596]

[Permitted change to **A2** by Part 3 Class D] [2015/596] & [2016/332]

[Permitted change to **A2 & up to 2 flats** by Part 3 Class G] [2015/596]

[Permitted change to **A3** by Part 3 Class C (*)] [2015/596]

[Permitted change to **C3** by Part 3 Class M (*)] [2015/596] & [2016/332]

[Permitted change to **D2** by Part 3 Class J (*)] [2015/596]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as **state-funded school** by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (2-years) as **flexible A1/A2/A3/B1** by Part 4 Class D] [2015/596]

[Temporary use (9-months) for **commercial film-making** by Part 4 Class E (*)] [2015/596]

Class A2 (Financial and professional services):

Use for the provision of:

- (a) **financial services**,
- (b) **professional services** (other than health or medical services),
- (c) any **other services** which it is appropriate to provide in a shopping area, [2015/597]
where the services are provided principally to **visiting members of the public**.

[Permitted change to **A1** by Part 3 Class E] [2015/596]

[Permitted change to **A1 & up to 2 flats** by Part 3 Class G] [2015/596]

[Permitted change to **A2 & up to 2 flats** by Part 3 Class G] [2015/596]

[Permitted change to **A3** by Part 3 Class C (*)] [2015/596]

[Permitted change to **C3** by Part 3 Class M (*)] [2015/596] & [2016/332]

[Permitted change to **D2** by Part 3 Class J (*)] [2015/596]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as **state-funded school** by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (2-years) as **flexible A1/A2/A3/B1** by Part 4 Class D] [2015/596]

[Temporary use (9-months) for **commercial film-making** by Part 4 Class E (*)] [2015/596]

Class A3 (Restaurants and cafes):

Use for the sale of **food and drink for consumption on the premises**. [2005/84]

[Permitted change to **A1** by Part 3 Class A] [2015/596]

[Permitted change to **A2** by Part 3 Class A] [2015/596]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as **state-funded school** by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (2-years) as **flexible A1/A2/A3/B1** by Part 4 Class D] [2015/596]

[Temporary use (9-months) for **commercial film-making** by Part 4 Class E (*)] [2015/596]

Class A4 (Drinking establishments):

Use as a **public house, wine-bar or other drinking establishment**. [2005/84]

[Permitted change to **drinking establishment with expanded food provision** by Part 3 Class AA] [2017/619]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (9-months) for **commercial film-making** by Part 4 Class E (*)] [2015/596]

Class A5 (Hot food takeaways):

Use for the sale of **hot food for consumption off the premises**. [2005/84]

[Permitted change to **A1** by Part 3 Class A] [2015/596]

[Permitted change to **A2** by Part 3 Class A] [2015/596]

[Permitted change to **A3** by Part 3 Class B] [2015/596]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as **state-funded school** by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (2-years) as **flexible A1/A2/A3/B1** by Part 4 Class D] [2015/596]

[Temporary use (9-months) for **commercial film-making** by Part 4 Class E (*)] [2015/596]

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,
 - (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.

[Permitted change to **B8** by Part 3 Class I] [2015/596]

[Permitted change from **B1(a)** to **C3** by Part 3 Class O (*)] [2015/596] & [2016/332]

[Permitted change from **B1(c)** to **C3** by Part 3 Class PA (*)] [2016/332]

[Permitted change to **state-funded school or registered nursery** by Part 3 Class T (*)] [2015/596]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as **state-funded school** by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (3-years) as **state-funded school** by Part 4 Class CA] [2017/391]

[Temporary use (2-years) as flexible A1/A2/A3/B1 by Part 4 Class D] [2015/596]
[Temporary use (9-months) for commercial film-making by Part 4 Class E ()] [2015/596]*

Class B2 (General industrial):

Use for the carrying on of an **industrial process** other than one falling within class B1 above.
[1995/297]

[Permitted change to B1 by Part 3 Class I] [2015/596]

[Permitted change to B8 by Part 3 Class I] [2015/596]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as state-funded school by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (9-months) for commercial film-making by Part 4 Class E ()] [2015/596]*

Class B8 (Storage or distribution):

Use for **storage** or as a **distribution centre**.

[Permitted change to B1 by Part 3 Class I] [2015/596]

[Permitted change to C3 by Part 3 Class P ()] [2015/596]*

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as state-funded school by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (9-months) for commercial film-making by Part 4 Class E ()] [2015/596]*

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. [1994/724]

[Permitted change to state-funded school or registered nursery by Part 3 Class T ()] [2015/596]*

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as state-funded school by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (3-years) as state-funded school by Part 4 Class CA] [2017/391]

[Temporary use (9-months) for commercial film-making by Part 4 Class E ()] [2015/596]*

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**.

[Permitted change to state-funded school or registered nursery by Part 3 Class T ()] [2015/596]*

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as state-funded school by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (3-years) as state-funded school by Part 4 Class CA] [2017/391]

[Temporary use (9-months) for commercial film-making by Part 4 Class E ()] [2015/596]*

Class C2A (Secure residential institutions):

Use for the provision of **secure residential accommodation** ... [2010/653]

[Permitted change to state-funded school or registered nursery by Part 3 Class T ()] [2015/596]*

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as state-funded school by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (3-years) as state-funded school by Part 4 Class CA] [2017/391]

[Temporary use (9-months) for commercial film-making by Part 4 Class E ()] [2015/596]*

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). [2010/653]

[Permitted change to C4 by Part 3 Class L] [2015/596]

[Permitted change to C4 by Part 3 Class L] [2015/596]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as state-funded school by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (9-months) for commercial film-making by Part 4 Class E ()] [2015/596]*

Class C4 (Houses in multiple occupation):

Use of a dwellinghouse by not more than six residents as a "HMO". [2010/653]

[Permitted change to C3 by Part 3 Class L] [2015/596]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as state-funded school by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (9-months) for commercial film-making by Part 4 Class E ()] [2015/596]*

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**. [2006/1282]

[Permitted change from use permitted by Part 3 Class T (state-funded school or registered nursery) to previous lawful use of the land by Part 3 Class U] [2015/596]

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

[Temporary use (2-years) as state-funded school by Part 4 Class C] [2015/596] & [2017/391]

[Temporary use (2-years) as flexible A1/A2/A3/B1 by Part 4 Class D] [2015/596]

[Temporary use (9-months) for commercial film-making by Part 4 Class E ()] [2015/596]*

Class D2 (Assembly and leisure):

Use as:

- (a) a **cinema**,
- (b) a **concert hall**,
- (c) a **bingo hall**,
- (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.

*[Permitted change to **state-funded school** or **registered nursery** by Part 3 Class T (*)] [2015/596]*

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

*[Temporary use (2-years) as **state-funded school** by Part 4 Class C] [2015/596] & [2017/391]*

*[Temporary use (3-years) as **state-funded school** by Part 4 Class CA] [2017/391]*

*[Temporary use (2-years) as **flexible A1/A2/A3/B1** by Part 4 Class D] [2015/596]*

*[Temporary use (9-months) for **commercial film-making** by Part 4 Class E (*)] [2015/596]*

Sui Generis:

No class specified in the Schedule includes use:

- (a) as a **theatre**,
- (b) as an **amusement arcade** or centre, or a **funfair**,
- (c) as a **laundrette**, [1991/1567]
- (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 **scrapyard**, 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**, [1992/610]
- (i) as a **hostel**, [1994/724]
- (j) as a **waste disposal installation** for the incineration, chemical treatment ... or landfill of hazardous waste ..., [2011/988]
- (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, [2005/84]
- (l) as a **night-club**, [2005/84]
- (m) as a **casino**, [2006/220]
- (n) as a **betting office**, [2015/597]
- (o) as a **pay day loan shop**. [2015/597]

*[Permitted change from **A1 & dwellinghouse** to **C3** by Part 3 Class M (*)] [2015/596] & [2016/332]*

*[Permitted change from **A1 & up to 2 flats** to **A1** by Part 3 Class H] [2015/596]*

*[Permitted change from **A1 & up to 2 flats** to **A2** by Part 3 Class H] [2015/596]*

*[Permitted change from **A2 & dwellinghouse** to **C3** by Part 3 Class M (*)] [2015/596] & [2016/332]*

*[Permitted change from **A2 & up to 2 flats** to **A1** by Part 3 Class H] [2015/596]*

*[Permitted change from **A2 & up to 2 flats** to **A2** by Part 3 Class H] [2015/596]*

*[Permitted change from **agricultural building** to **C3** by Part 3 Class Q (*)] [2015/596]*

*[Permitted change from **agricultural building** to **flexible A1/A2/A3/B1/B8/C1/D2** by Part 3 Class R (*)] [2015/596]*

*[Permitted change from **agricultural building** to **state-funded school** or **registered nursery** by Part*

3 Class S ()] [2015/596]*

*[Permitted change from **amusement arcade or centre** to **C3** by Part 3 Class N (*)] [2015/596]*

*[Permitted change from **betting office** to **A1** by Part 3 Class E] [2015/596]*

*[Permitted change from **betting office** to **A1 & up to 2 flats** by Part 3 Class G] [2015/596]*

*[Permitted change from **betting office** to **A2** by Part 3 Class F] [2015/596]*

*[Permitted change from **betting office** to **A2 & up to 2 flats** by Part 3 Class G] [2015/596]*

*[Permitted change from **betting office** to **A3** by Part 3 Class C (*)] [2015/596]*

*[Permitted change from **betting office** to **C3** by Part 3 Class M (*)] [2015/596] & [2016/332]*

*[Permitted change from **betting office** to **D2** by Part 3 Class J (*)] [2015/596]*

*[Permitted change from **betting office** to **betting office & up to 2 flats** by Part 3 Class G]*

[2015/596]

*[Permitted change from **betting office & dwellinghouse** to **C3** by Part 3 Class M (*)] [2015/596] &*

[2016/332]

*[Permitted change from **betting office & up to 2 flats** to **A1** by Part 3 Class H] [2015/596]*

*[Permitted change from **betting office & up to 2 flats** to **A2** by Part 3 Class H] [2015/596]*

*[Permitted change from **betting office & up to 2 flats** to **betting office** by Part 3 Class H]*

[2015/596]

*[Permitted change from **casino** to **A3** by Part 3 Class C (*)] [2015/596]*

*[Permitted change from **casino** to **C3** by Part 3 Class N (*)] [2015/596]*

*[Permitted change from **casino** to **D2** by Part 3 Class K] [2015/596]*

*[Permitted change from **drinking establishment with expanded food provision** to **A4** by Part 3 Class AA] [2017/619]*

*[Permitted change from **laundrette** to **C3** by Part 3 Class M (*)] [2016/332]*

*[Permitted change from **laundrette & dwellinghouse** to **C3** by Part 3 Class M (*)] [2016/332]*

*[Permitted change from **pay day loan shop** to **A1** by Part 3 Class E] [2015/596]*

*[Permitted change from **pay day loan shop** to **A1 & up to 2 flats** by Part 3 Class G] [2015/596]*

*[Permitted change from **pay day loan shop** to **A2** by Part 3 Class F] [2015/596]*

*[Permitted change from **pay day loan shop** to **A2 & up to 2 flats** by Part 3 Class G] [2015/596]*

*[Permitted change from **pay day loan shop** to **A3** by Part 3 Class C (*)] [2015/596]*

*[Permitted change from **pay day loan shop** to **C3** by Part 3 Class M (*)] [2015/596] & [2016/332]*

*[Permitted change from **pay day loan shop** to **D2** by Part 3 Class J (*)] [2015/596]*

*[Permitted change from **pay day loan shop** to **pay day loan shop & up to 2 flats** by Part 3 Class G] [2015/596]*

*[Permitted change from **pay day loan shop & dwellinghouse** to **C3** by Part 3 Class M (*)] [2015/596] & [2016/332]*

*[Permitted change from **pay day loan shop & up to 2 flats** to **A1** by Part 3 Class H] [2015/596]*

*[Permitted change from **pay day loan shop & up to 2 flats** to **A2** by Part 3 Class H] [2015/596]*

*[Permitted change from **pay day loan shop & up to 2 flats** to **pay day loan shop** by Part 3 Class H] [2015/596]*

[Temporary use (28-days) of land for any purpose by Part 4 Class B] [2015/596] & [2016/332]

*[Temporary use (2-years) of **betting office** as **flexible A1/A2/A3/B1** by Part 4 Class D] [2015/596]*

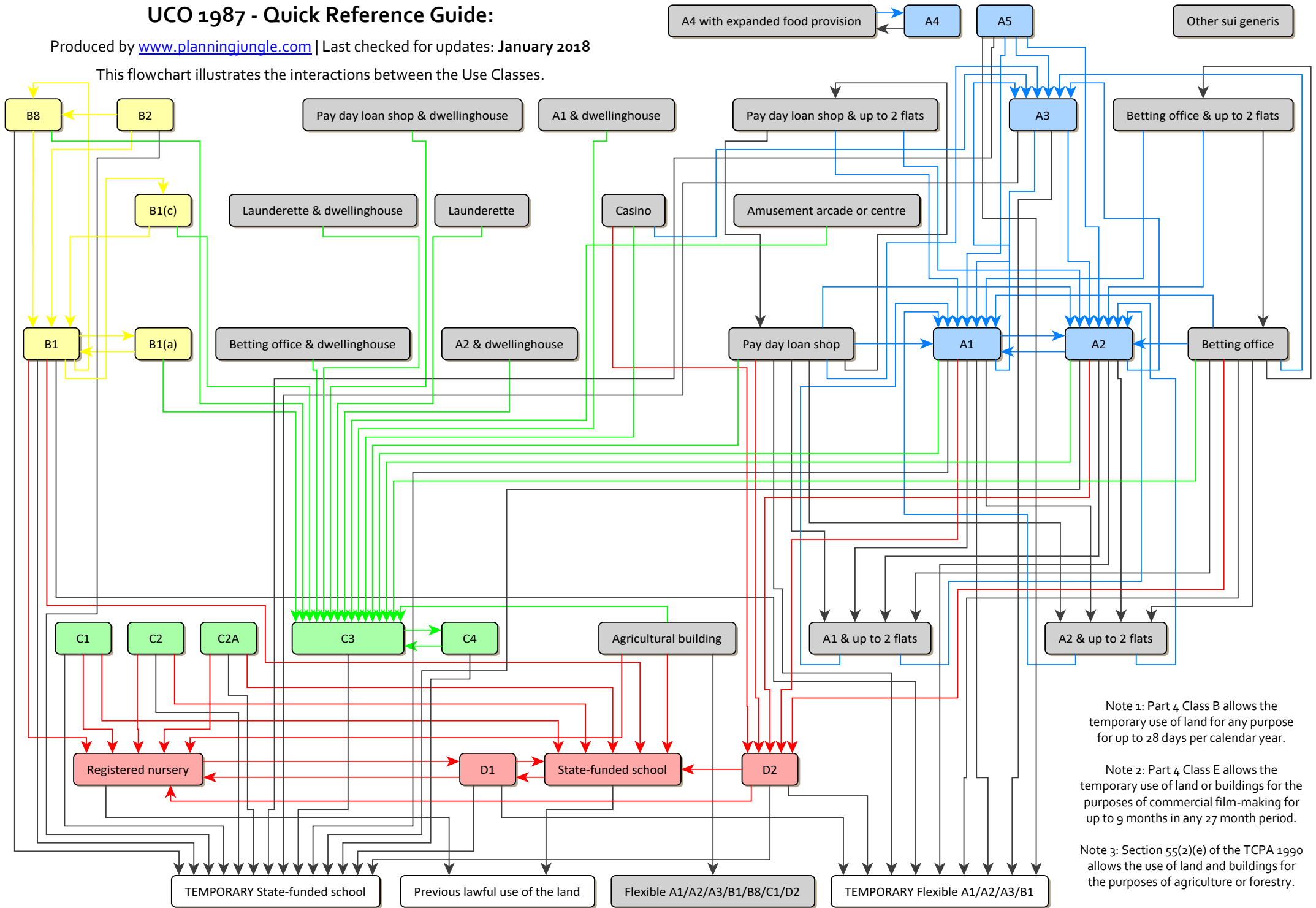
*[Temporary use (2-years) of **pay day loan shop** as **flexible A1/A2/A3/B1** by Part 4 Class D] [2015/596]*

*[Temporary use (9-months) for **commercial film-making** by Part 4 Class E (*)] [2015/596]*

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This flowchart illustrates the interactions between the Use Classes.



Note 1: Part 4 Class B allows the temporary use of land for any purpose for up to 28 days per calendar year.

Note 2: Part 4 Class E allows the temporary use of land or buildings for the purposes of commercial film-making for up to 9 months in any 27 month period.

Note 3: Section 55(2)(e) of the TCPA 1990 allows the use of land and buildings for the purposes of agriculture or forestry.