Planning Jungle Limited

Use Classes Order 1987 - Quick Reference Guide

Last checked for updates: July 2020 (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.

Important Disclaimer:

The following “Important Disclaimer” is applicable to all of the documents produced by Planning Jungle Limited:

“The information provided by Planning Jungle Limited (including the documents produced by Planning Jungle Limited and the material on the website www.planningjungle.com) is for general information purposes only. Such information does not constitute legal or other professional advice, and must not be relied on as such. While we endeavour to keep such information up-to-date and correct, we make no representations or warranties of any kind about the completeness, accuracy, or suitability of such information. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage that may arise out of your reliance on such information.”
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  [2006/84],

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] & [2016/322]
[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] & [2018/343]
[Permitted change to B1(a) by Part 3 Class JA (*)]  [2019/907]
[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 or Part 4 Class BA]  [2015/596] & [2016/322] & [2020/632]

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] & [2018/343]
[Permitted change to B1(a) by Part 3 Class JA (*)]  [2019/907]
[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 or Part 4 Class BA]  [2015/596] & [2016/322] & [2020/632]

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] & [2017/619]
[Permitted change to A2 by Part 3 Class A]  [2015/596] & [2017/619]
[Temporary use (28-days) of land for any purpose by Part 4 Class B or Part 4 Class BA]  [2015/596] & [2016/322] & [2020/632]
[Temporary use (until 23/03/2021) for the provision of takeaway food by Part 4 Class DA]  [2020/330]
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 or Part 4 Class BA] [2015/596] & [2016/322] & [2020/632]
[Temporary use (until 23/03/2021) for the provision of takeaway food by Part 4 Class DA] [2020/330]

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] & [2017/619]
[Permitted change to A2 by Part 3 Class A] [2015/596] & [2017/619]
[Permitted change to A3 by Part 3 Class B] [2015/596] & [2017/619]
[Permitted change to B3a by Part 3 Class IA (*)) [2019/907]
[Temporary use (28-days) of land for any purpose by Part 4 Class B or Part 4 Class BA] [2015/596] & [2016/322] & [2020/632]

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]

Class B2 (General industrial):
Use for the carrying on of an industrial process other than one falling within class B1 above. [1992/630] & [1995/297]
[Temporary use (28-days) of land for any purpose by Part 4 Class B or Part 4 Class BA] [2015/596] & [2016/322] & [2020/632]

Class B8 (Storage or distribution):
Use for storage or as a distribution centre.
[Temporary use (28-days) of land for any purpose by Part 4 Class B or Part 4 Class BA] [2015/596] & [2016/322] & [2020/632]

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]
[Temporary use (28-days) of land for any purpose by Part 4 Class B or Part 4 Class BA] [2015/596] & [2016/322] & [2020/632]
[Temporary use (3-years) as state-funded school by Part 4 Class C] [2017/391]
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 from [2015/596] or [2016/312] or [2020/632]
Temporary use (28-days) of land for any purpose by Part 4 Class B or Part 4 Class BA [2015/596] & [2016/312] & [2020/632]
Temporary use (3-years) as state-funded school by Part 4 Class CA) [2017/391]

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 or Part 4 Class BA [2015/596] & [2016/312] & [2020/632]
Temporary use (3-years) as state-funded school by Part 4 Class CA) [2017/391]

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]
Temporary use (28-days) of land for any purpose by Part 4 Class B or Part 4 Class BA [2015/596] & [2016/312] & [2020/632]

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 or Part 4 Class BA [2015/596] & [2016/312] & [2020/632]

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. [2006/1283]
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 UJ [2015/596]
Temporary use (28-days) of land for any purpose by Part 4 Class B or Part 4 Class BA [2015/596] & [2016/312] & [2020/632]
Temporary use (3-years) as flexible A2/A2/A3/B1/D1(a), (d), (e), (f), (g) by Part 4 Class D) [2015/596] & [2017/619] & [2019/907]
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 or Part 4 Class BA] [2015/596] & [2016/232] & [2020/632]
[Temporary use (3-years) as state-funded school by Part 4 Class CA] [2017/291]

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 launderette, [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, [3992/610]
(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, [2006/84]
(l) as a night-club, [2006/84]
(m) as a casino, [2006/120]
(n) as a betting office, [2015/597]
(o) as a pay day loan shop. [2015/597]
[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 + 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 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] & [2018/343]
[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] & [2018/343]
[Permitted change from betting office to B1(a) by Part 3 Class JA (*)] [2019/907]
[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 + 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] & [2018/343]
[Permitted change from casino to C3 by Part 3 Class N(*)] [2015/596] & [2018/343]
[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 launderette to B2(a) by Part 3 Class JA(*)] [2019/907]

[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] & [2018/343]
[Permitted change from pay day loan shop to B1(a) by Part 3 Class JA (*)] [2019/907]

[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]


[Temporary use (3-years) of pay day loan shop as flexible A1/A2/A3/B1/D1(a),(d),(e),(f),(g) by Part 4 Class D] [2015/596] & [2017/619] & [2019/907]

[Temporary use (until 23/03/2021) of A3 + A4 for the provision of takeaway food by Part 4 Class DA] [2020/320]
[Temporary use (until 23/03/2021) of drinking establishment with expanded food provision for the provision of takeaway food by Part 4 Class DA] [2020/320]
This flowchart illustrates the interactions between the Use Classes.

**Note 1:** Part 4 Class B and Part 4 Class BA allow the temporary use of land for any purpose for up to 28 days.

**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.