Planning Jungle Limited

Use Classes Order 1987 - Quick Reference Guide
[UCO 1987 (CURRENT version) + GPDO 2015 (CURRENT version)]

Last updated: **November 2026** (note: checked for updates on a monthly basis)
Number of Statutory Instruments (SIs) incorporated: **19** (UCO 1987) + **41** (GPDO 2015)

Note: This document **might** include SIs that have **not** yet come into force (see the lists on this page and this page).

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 "Use Classes Order 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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CURRENT Use Classes & CURRENT PD rights - Table:

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Note: The PD rights marked "(*)" may require an application for prior approval to the LPA.

CURRENT Class B2 (General industrial):

Use for the carrying on of an **industrial process** other than one falling within the uses described in Schedule 2, Class E, sub-paragraph (g). [2020/757]

Note: **Class B1** is **DELETED** and **Class B2** is **REPLACED** (as shown above) by article 3(1B) & 3(1C) in the case of *"a building or other land that is situated in England"* [2020/757].

CURRENT PD rights:

- *Permitted change to **B8** by Part 3 Class I [2021/814]*
- ***Temporary use** (28 days) of **land** for **any purpose** by Part 4 Class B [2015/596] & [2016/332] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (2 years) as **state-funded school** by Part 4 Class C [2015/596] & [2017/391] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (1-5 years) of **qualifying high-street premises** as **suitable high-street use** by Part 4 Class DB [2024/1139]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT Class B8 (Storage or distribution):

Use for **storage** or as a **distribution centre**. [1987/764]

CURRENT PD rights:

- ***Temporary use** (28 days) of **land** for **any purpose** by Part 4 Class B [2015/596] & [2016/332] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (2 years) as **state-funded school** by Part 4 Class C [2015/596] & [2017/391] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT 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]

CURRENT PD rights:

- *Permitted change to **state-funded school** by Part 3 Class T (*) [2015/596] & [2021/814]*
- ***Temporary use** (28 days) of **land** for **any purpose** by Part 4 Class B [2015/596] & [2016/332] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (2 years) as **state-funded school** by Part 4 Class C [2015/596] & [2017/391] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (3 years) as **state-funded school** by Part 4 Class CA (*) [2017/391] & [2021/814]*
- ***Temporary use** (1-5 years) of **qualifying high-street premises** as **suitable high-street use** by Part 4 Class DB [2024/1139]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT 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)). [1987/764]
Use as a **hospital or nursing home**. [1987/764]
Use as a **residential school, college or training centre**. [1987/764]

CURRENT PD rights:
- *Permitted change to **state-funded school** by Part 3 Class T (*) [2015/596] & [2021/814]*
- ***Temporary use** (28 days) of **land** for **any purpose** by Part 4 Class B [2015/596] & [2016/332] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (2 years) as **state-funded school** by Part 4 Class C [2015/596] & [2017/391] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (3 years) as **state-funded school** by Part 4 Class CA (*) [2017/391] & [2021/814]*
- ***Temporary use** (1-5 years) of **qualifying high-street premises** as **suitable high-street use** by Part 4 Class DB [2024/1139]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT Class C2A (Secure residential institutions):

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

CURRENT PD rights:
- *Permitted change to **state-funded school** by Part 3 Class T (*) [2015/596] & [2021/814]*
- ***Temporary use** (28 days) of **land** for **any purpose** by Part 4 Class B [2015/596] & [2016/332] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (2 years) as **state-funded school** by Part 4 Class C [2015/596] & [2017/391] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (3 years) as **state-funded school** by Part 4 Class CA (*) [2017/391] & [2021/814]*
- ***Temporary use** (1-5 years) of **qualifying high-street premises** as **suitable high-street use** by Part 4 Class DB [2024/1139]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT Class C3 (Dwellinghouses):

Use as a **dwellinghouse** (whether or not as a sole or main residence) by— [2010/653]
(a) a single person or by people to be regarded as forming a single household; [2010/653]
(b) not more than six residents living together as a single household where care is provided for residents; or [2010/653]
(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]

CURRENT PD rights:
- *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] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (2 years) as **state-funded school** by Part 4 Class C [2015/596] & [2017/391] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (1-5 years) of **qualifying high-street premises** as **suitable high-street use** by Part 4 Class DB [2024/1139]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT Class C4 (Houses in multiple occupation):

Use of a dwellinghouse by not more than six residents as a **"house in multiple occupation"**. [2010/653]

CURRENT PD rights:
- *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] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (2 years) as **state-funded school** by Part 4 Class C [2015/596] & [2017/391] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (1-5 years) of **qualifying high-street premises** as **suitable high-street use** by Part 4 Class DB [2024/1139]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT Class E (Commercial, Business and Service):

Use, or part use, for all or any of the following purposes— [2020/757]

(a) for the **display or retail sale of goods**, other than hot food, principally to visiting members of the public, [2020/757]

(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**, [2020/757]

(c) for the provision of the following kinds of services principally to visiting members of the public— [2020/757]

(i) **financial services**, [2020/757]

(ii) **professional services** (other than health or medical services), or [2020/757]

(iii) any **other services** which it is appropriate to provide in a commercial, business or service locality, [2020/757]

(d) for **indoor sport, recreation or fitness**, not involving motorised vehicles or firearms or use as a swimming pool or skating rink, principally to visiting members of the public, [2020/757] & [2021/428]

(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, [2020/757]

(f) for a **creche, day nursery or day centre**, not including a residential use, principally to visiting members of the public, [2020/757]

(g) for— [2020/757]

(i) an **office** to carry out any operational or administrative functions, [2020/757]

(ii) the **research and development** of products or processes, or [2020/757]

(iii) any **industrial process**, [2020/757]

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. [2020/757]

CURRENT PD rights:

- *Permitted change to **C3** by Part 3 Class MA (*) (must submit PA application **on or after** 01/08/2021) [2021/428] & [2021/814] & [2024/141] & [2026/20]*
- *Permitted change to **E + up to 2 flats** by Part 3 Class G (*) [2015/596] & [2021/814]*
- *Permitted change to **state-funded school** by Part 3 Class T (*) [2015/596] & [2021/814]*
- *Permitted change from **a use permitted by Part 3 Class T** (i.e. state-funded school or pre-01/08/2021 registered nursery) to **the 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] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (2 years) as **state-funded school** by Part 4 Class C [2015/596] & [2017/391] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (3 years) as **state-funded school** by Part 4 Class CA (*) [2017/391] & [2021/814]*
- ***Temporary use** (3 years) as **flexible E/F.1(b),(c),(d),(e)** by Part 4 Class D [2015/596] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (1-5 years) of **qualifying high-street premises** as **suitable high-street use** by Part 4 Class DB [2024/1139]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT Class F.1 (Learning and non-residential institutions):

Any use not including residential use— [2020/757]

(a) for the provision of **education**, [2020/757]

(b) for the **display of works of art** (otherwise than for sale or hire), [2020/757]

(c) as a **museum**, [2020/757]

(d) as a **public library** or public reading room, [2020/757]

(e) as a **public hall or exhibition hall**, [2020/757]

(f) for, or in connection with, **public worship or religious instruction**, [2020/757]

(g) as a **law court**. [2020/757]

CURRENT PD rights:

- *Permitted change from **a use permitted by Part 3 Class T** (i.e. state-funded school or pre-01/08/2021 registered nursery) to **the 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] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (2 years) as **state-funded school** by Part 4 Class C [2015/596] & [2017/391] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (1-5 years) of **qualifying high-street premises** as **suitable high-street use** by Part 4 Class DB [2024/1139]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT Class F.2 (Local community):

Use as— [2020/757]

(a) a **shop mostly selling essential goods**, including food, to visiting members of the public in circumstances where— [2020/757]

(i) the shop's premises cover **an area not more than 280 square metres**, and [2020/757]

(ii) there is **no other such facility within 1000 metre radius** of the shop's location, [2020/757]

(b) a **hall or meeting place for the principal use of the local community**, [2020/757]

(c) an area or place for **outdoor sport or recreation**, not involving motorised vehicles or firearms, [2020/757]

(d) an **indoor or outdoor swimming pool or skating rink**. [2020/757]

CURRENT PD rights:

- ***Temporary use*** *(28 days) of* ***land*** *for* ***any purpose*** *by Part 4 Class B [2015/596] & [2016/332] & [2023/747]*
- ***Temporary use*** *(60 days) of* ***land*** *as* ***recreational campsite*** *by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use*** *(1-5 years) of* ***qualifying high-street premises*** *as* ***suitable high-street use*** *by Part 4 Class DB [2024/1139]*
- ***Temporary use*** *(12 months) for* ***commercial film-making*** *by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

CURRENT Sui Generis:

No class specified in Schedule 1 or 2 includes use — [1987/764] & [2020/757]

(a) as a **theatre**, [1987/764]

(b) as an **amusement arcade** or centre, or a **funfair**, [1987/764]

(c) as a **launderette**, [1991/1567]

(d) for the sale of **fuel for motor vehicles**, [1987/764]

(e) for the **sale or display for sale of motor vehicles**, [1987/764]

(f) for a **taxi business** or business for the **hire of motor vehicles**, [1987/764]

(g) as a **scrapyard**, or a yard for the **storage or distribution of minerals** or the **breaking of motor vehicles**, [1987/764]

(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]

(p) as a **public house, wine bar, or drinking establishment** [2020/757]

(q) as a **drinking establishment with expanded food provision**, [2020/757]

(r) as a **hot food takeaway** for the sale of hot food **where consumption of that food is mostly undertaken off the premises**, [2020/757]

(s) as a **venue for live music** performance, [2020/757]

(t) a **cinema**, [2020/757]

(u) a **concert hall**, [2020/757]

(v) a **bingo hall**, [2020/757]

(x) a **dance hall**. [2020/757]

CURRENT PD rights:

- *Permitted change from* ***E + up to 2 flats*** *to* ***E*** *by Part 3 Class H [2015/596] & [2021/814]*
- *Permitted change from* ***agricultural building or former agricultural building*** *to* ***C3*** *by Part 3 Class Q (*) [2015/596] & [2018/343] & [2019/907] & [2020/632] & [2024/579]*
- *Permitted change from* ***agricultural building*** *to* ***flexible B2/B8/C1/E/F.2(c)/agricultural training*** *by Part 3 Class R (*) [2015/596] & [2021/814] & [2024/579]*
- *Permitted change from* ***agricultural building*** *to* ***state-funded school*** *by Part 3 Class S (*) [2015/596] & [2021/814] & [2026/313]*
- *Permitted change from* ***amusement arcade or centre*** *to* ***C3*** *by Part 3 Class N (*) [2015/596] & [2018/343] & [2020/632]*
- *Permitted change from* ***betting office*** *to* ***C3*** *by Part 3 Class M (*) [2015/596] & [2016/332] & [2018/343] & [2019/907] & [2020/632] & [2021/428] & [2021/814]*
- *Permitted change from* ***betting office*** *to* ***E*** *by Part 3 Class A [2021/814]*
- *Permitted change from* ***betting office*** *to* ***E + up to 2 flats*** *by Part 3 Class G (*) [2015/596] & [2021/814]*
- *Permitted change from* ***betting office*** *to* ***betting office + up to 2 flats*** *by Part 3 Class G (*) [2015/596] & [2021/814]*
- *Permitted change from* ***betting office + dwellinghouse*** *to* ***C3*** *by Part 3 Class M (*) [2015/596] & [2016/332] & [2018/343] & [2019/907] & [2020/632] & [2021/428] & [2021/814]*
- *Permitted change from* ***betting office + up to 2 flats*** *to* ***E*** *by Part 3 Class H [2015/596] & [2021/814]*
- *Permitted change from* ***betting office + up to 2 flats*** *to* ***betting office*** *by Part 3 Class H [2015/596] & [2021/814]*

- *Permitted change from **casino** to **C3** by Part 3 Class N (*) [2015/596] & [2018/343] & [2020/632]*
- *Permitted change from **casino** to **E** by Part 3 Class A [2021/814]*
- *Permitted change from **drinking establishment with expanded food provision** to **public house, wine bar, or drinking establishment** by Part 3 Class AA [2017/619] & [2021/814]*
- *Permitted change from **hot food takeaway** to **C3** by Part 3 Class M (*) [2015/596] & [2016/332] & [2018/343] & [2019/907] & [2020/632] & [2021/428] & [2021/814]*
- *Permitted change from **hot food takeaway** to **E** by Part 3 Class A [2021/814]*
- *Permitted change from **launderette** to **C3** by Part 3 Class M (*) [2015/596] & [2016/332] & [2018/343] & [2019/907] & [2020/632] & [2021/428] & [2021/814]*
- *Permitted change from **launderette + dwellinghouse** to **C3** by Part 3 Class M (*) [2015/596] & [2016/332] & [2018/343] & [2019/907] & [2020/632] & [2021/428] & [2021/814]*
- *Permitted change from **pay day loan shop** to **C3** by Part 3 Class M (*) [2015/596] & [2016/332] & [2018/343] & [2019/907] & [2020/632] & [2021/428] & [2021/814]*
- *Permitted change from **pay day loan shop** to **E** by Part 3 Class A [2021/814]*
- *Permitted change from **pay day loan shop** to **E + up to 2 flats** by Part 3 Class G (*) [2015/596] & [2021/814]*
- *Permitted change from **pay day loan shop** to **pay day loan shop + up to 2 flats** by Part 3 Class G (*) [2015/596] & [2021/814]*
- *Permitted change from **pay day loan shop + dwellinghouse** to **C3** by Part 3 Class M (*) [2015/596] & [2016/332] & [2018/343] & [2019/907] & [2020/632] & [2021/428] & [2021/814]*
- *Permitted change from **pay day loan shop + up to 2 flats** to **E** by Part 3 Class H [2015/596] & [2021/814]*
- *Permitted change from **pay day loan shop + up to 2 flats** to **pay day loan shop** by Part 3 Class H [2015/596] & [2021/814]*
- *Permitted change from **public house, wine bar, or drinking establishment** to **drinking establishment with expanded food provision** by Part 3 Class AA [2017/619] & [2021/814]*
- ***Temporary use** (28 days) of **land** for **any purpose** by Part 4 Class B [2015/596] & [2016/332] & [2023/747]*
- ***Temporary use** (60 days) of **land** as **recreational campsite** by Part 4 Class BC [2023/747] & [2026/313]*
- ***Temporary use** (3 years) of **betting office** as **flexible E/F.1(b),(c),(d),(e)** by Part 4 Class D [2015/596] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (3 years) of **hot food takeaway** as **flexible E/F.1(b),(c),(d),(e)** by Part 4 Class D [2015/596] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (3 years) of **pay day loan shop** as **flexible E/F.1(b),(c),(d),(e)** by Part 4 Class D [2015/596] & [2017/619] & [2019/907] & [2021/814]*
- ***Temporary use** (1-5 years) of **qualifying high-street premises** as **suitable high-street use** by Part 4 Class DB [2024/1139]*
- ***Temporary use** (12 months) for **commercial film-making** by Part 4 Class E (*) [2015/596] & [2018/119] & [2019/907] & [2021/1464] & [2023/747] & [2026/313]*

Important note:

For **transitional and saving provisions**, please view the following:
- Regulations 3 (link), 4 (link), 4A (link), and 7 (link) of SI 2020 No. 757.
- Article 13 (link) and the Schedule (link) of SI 2021 No. 814.

CURRENT Use Classes & CURRENT PD rights - Flowchart:

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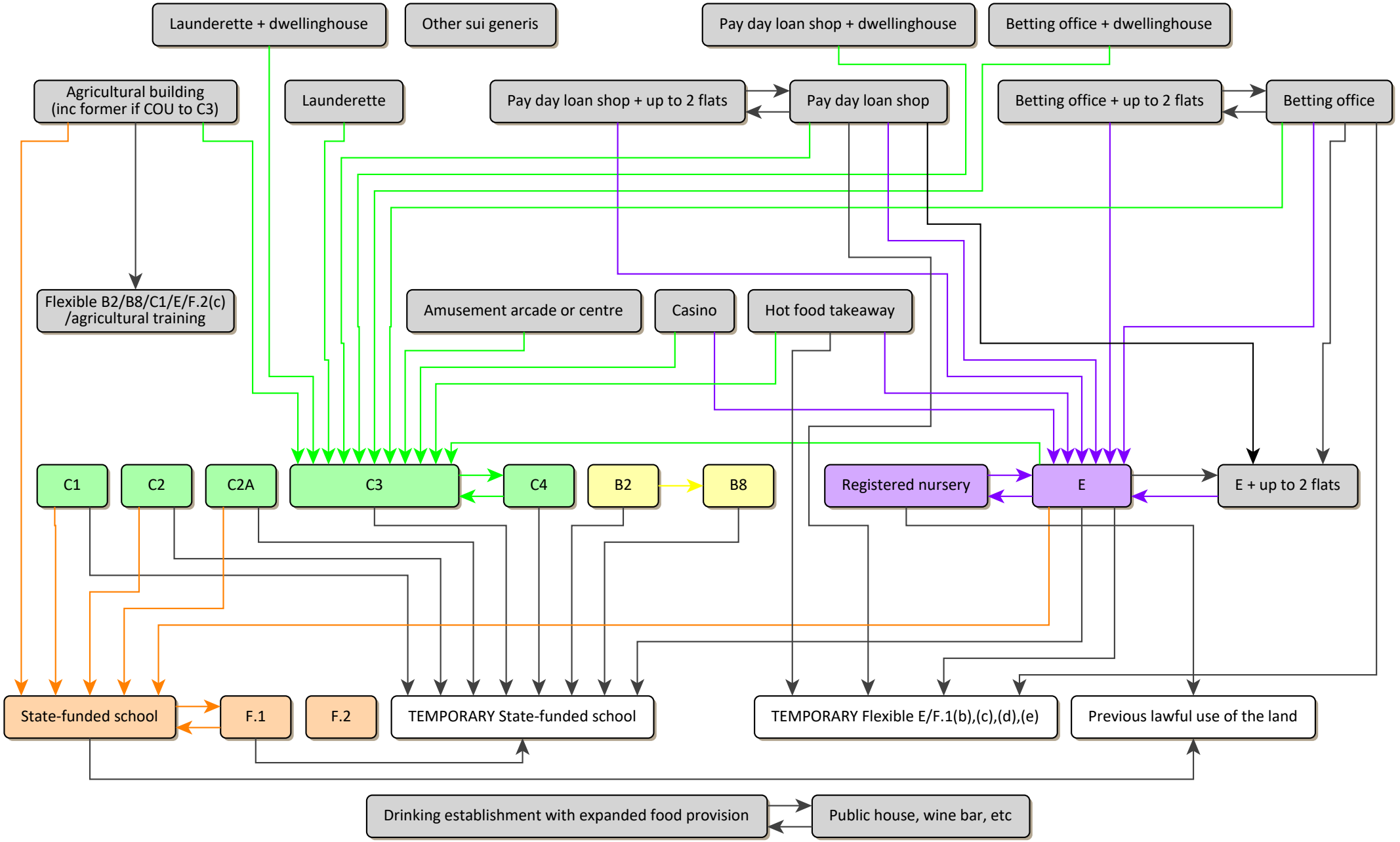
Note: For any interaction in the below "Flowchart", please view the info in the above "Table".

Note: Part 4 Class B allows the temporary use (28 days) of land for any purpose.
Note: Part 4 Class BC allows the temporary use (60 days) of land as recreational campsite.
Note: Part 4 Class DB allows the temporary use (1-5 years) of qualifying high-street premises as suitable high-street use.
Note: Part 4 Class E allows the temporary use (12 months) of land or buildings for commercial film-making.
Note: Section 55(2)(e) of the TCPA 1990 allows the use of land and buildings for the purpose of agriculture or forestry.



How to match up 31/08/2020 Use Classes & CURRENT Use Classes:

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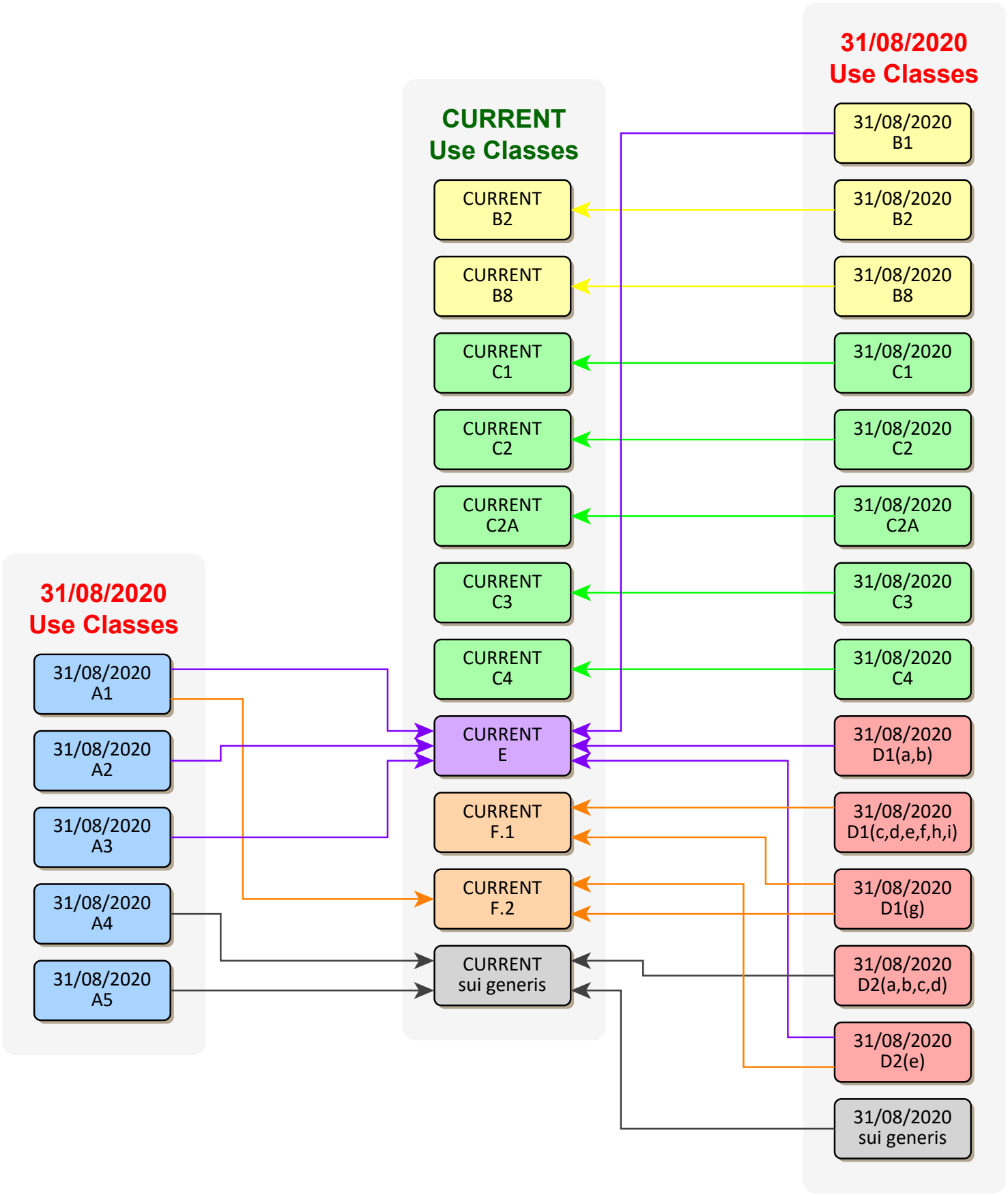
Note: Before using the below diagram, please view the "Important note" at the end of this page.



Important note:

When using the above diagram, **always check the wording of the legislation** (link). There are **differences** between the wording of the 31/08/2020 Use Classes and the CURRENT Use Classes, which means that they do **not** always correspond as shown above. For example, an indoor and outdoor sports centre that was previously within D2(e) **might** now be within a *"sui generis"* use (rather than within E or F.2). Also, for a relevant **transitional and saving provision**, please view regulation 7 (link) of SI 2020 No. 757.