

A Guide to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

On 22 July 2020 the Town and Country Planning (Use Classes) Order 1987 was amended. The amendments include revoking Parts A and D and introducing three new use classes (Class E, F1 and F2). Below is an illustrative guide as dictated by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which is set to come into force in England on 1 September 2020.



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Schedule 1: Part B	
Use Class	Use /Description
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)
B8 (Storage or Distribution)	Including open air storage

Schedule 1: Part C	
Use Class	Use /Description
C1 (Hotel) 	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
C2 (Residential Institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
C2A (Secure Residential Institution) 	Use for a 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 a military barracks
C3 (Dwelling Houses) 	C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child C3(b) covers up to six people living together as a single household and receiving care C3(c) allows for groups of people (up to six) living together as a single household
C4 (Houses in Multiple Occupation)	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom

Schedule 2: Part A	
Use Class	Use /Description
E (Commercial, Business and Service)	Shops or retail; cafes or restaurants; financial services; professional services; any service appropriate to provide in a commercial, business or service locality; indoor sports, recreation or fitness; medical or health services; creche, day nursery or day centre; offices; research and development facilities; and industrial processes in residential areas

Schedule 2: Part B	
Use Class	Use /Description
F1 (Learning and Non-Residential Institutions)	Any use not including residential for the provision of education, display of works of art, museum, public library, public reading room, public hall, exhibition hall, for or in connection with public worship or religious instruction or as a law court
F2 (Local Community)	A shop selling mostly essential goods, including food, no larger than 280 sq m and where there is no other such facility within 1,000m radius of the shop's location A hall or meeting place for the local community An area or place for outdoor sport or recreation, not involving motorised vehicles or firearms An indoor or outdoor swimming pool or skating rink

Sui Generis and Agricultural Buildings	
Use Class	Use /Description
Sui Generis	Other uses become 'sui generis' where they fall outside the defined limits of any other use class. This includes, but is not limited to: theatres; amusement arcades/centres or funfairs; launderettes; fuel stations; hiring, selling and/or displaying motor vehicles; taxi businesses, scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles, 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended)), hostels (providing no significant element of care) waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste, retail warehouse clubs, nightclubs, casinos, betting offices/shops, pay day loan shops; a large HMO (more than 6 people); Public house, wine bar or drinking establishment; a drinking establishment with expanded food provision; as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises; live music venue; cinema; concert hall; bingo hall or dance hall
Agricultural Buildings	Agricultural Buildings

Amendments to existing Use Class (removal of Use Class B1)

Additions to the Use Class Order

Amendments to the Use Class Order (**additions in bold**)

PREVIOUS USE CLASSES ARE TO BE RETAINED TO ALLOW FOR PERMITTED DEVELOPMENT RIGHTS TO 31ST JULY 2021

The Use Classes prior to 1 September 2020 will continue to be relevant for permitted development rights during the ‘material period’, to 31 July 2021.

The table below presents permitted development rights as dictated by the Town and Country Planning (Use Classes) Order 1987 (as amended), and the Town and Country Planning (General Permitted Development) (Order) 2015¹.

Applications submitted or deemed to be submitted to the Local Planning Authority before the 31 August 2020 will be determined by the Town and Country Planning (Use Classes) Order 1987 (as amended), and the Town and Country Planning (General Permitted Development) (Order) 2015.


¹As amended by the 2016 Amendment Order, the 2017 Amendment Order, the 2017 (No2) Amendment Order, the 2018 Amendment Order, the Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) Regulations 2019, and the 2020 Amendment Order.

Part A			Part A		
Use Class	Use /Description	Permitted Changes	Use Class	Use /Description	Permitted Changes
A1 (Shops) 	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes	<ul style="list-style-type: none"> To C3 up to 150m² subject to Prior Approval (2016) and (2018) Order To A2 (2015) and (2016) Order To A3 up to 150m² and subject to Prior Approval (2016) and (2018) Order To B1(a) offices up to 500m² and subject to Prior Approval To D2 up to 200m² subject to Prior Approval To mixed use (A1 or A2 & up to 2 flats) and from mixed use (A1 & up to 2 flats) to A1 or A2 <p>Temporary Permitted Changes:</p> <ul style="list-style-type: none"> To A2, A3, B1, public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) (up to 3 years) 	A5 (Hot Food Takeaways) 	For the sale of hot food for consumption off the premises	<ul style="list-style-type: none"> To A1, A2 or A3 To B1(a) offices (subject to prior approval) (up to 500m²) To C3 (subject to prior approval) <p>Temporary Permitted Changes:</p> <ul style="list-style-type: none"> To A1, A2, A3, B1 (up to 150m²), public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) (up to 3 years)
A2 (Professional and Financial Services)	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops	<ul style="list-style-type: none"> Permitted change from A2 or mixed A2 to C3 dwellinghouse (subject to prior approval) (up to 150m²) To A3 (subject to prior approval) (up to 150m²) To B1(a) offices (subject to prior approval) To D2 (subject to prior approval) (up to 200m²) Where there is a display window at ground floor level, permitted change from A2 or mixed use (A2 & up to 2 flats) to mixed use (A1 & up to 2 flats) or A1 To mixed use (A2 & up to 2 flats) and from mixed use (A2 & up to 2 flats) to A2 <p>Temporary Permitted Changes:</p> <ul style="list-style-type: none"> To A1, A2, B1 (up to 150m²), public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) (up to 3 years) 	Part B		
A3 (Restaurants and Cafes) 	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes	<ul style="list-style-type: none"> To A1 or A2 <p>Temporary Permitted Changes:</p> <ul style="list-style-type: none"> To A1, A2, B1 (up to 150m²), public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) (up to 3 years) To a use for the provision of takeaway food, including class A5 (from 24 March 2020 to 23 March 2021, subject to notification) 	B1 (Business) 	B1(a) Offices – other than A2 B1(b) Research and development of products or processes B1(c) Industrial processes	<ul style="list-style-type: none"> To B8 up to 500m² B1(a) office permitted change to C3 (2015 and 2016 orders) Permitted B1 change to state-funded school or registered nursery (and back to previous lawful use)(subject to prior approval) <p>Temporary Permitted Changes:</p> <ul style="list-style-type: none"> To A1, A2, A3 (up to 150m²), public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) (up to 3 years) Subject to prior approval which must be determined/expired without approval by 30 September 2020, change from B1(c) light industrial to C3 up to 500m²
A4 (Drinking Establishments) 	Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision	<ul style="list-style-type: none"> To or from A4 with A3 (drinking establishments with expanded food provision) <p>Temporary Permitted Changes:</p> <ul style="list-style-type: none"> Temporary permitted change of use to a use for the provision of takeaway food, including class A5 (from 24 March 2020 to 23 March 2021, subject to notification) 	B2 (General Industrial) 	Use for industrial process other than B1 (excluding incineration purposes, chemical treatment of landfill or hazardous waste)	<ul style="list-style-type: none"> Permitted change to B1 and B8 up to 500m²
			B8 (Storage or distribution) 	Including open air storage	<ul style="list-style-type: none"> To B1 up to 500m²

Part C

Use Class	Use /Description	Permitted Changes
C1 (Hotel) 	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)	• To state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2 (Residential Institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres	• To state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2A (Secure Residential Institution)	Use for a 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 a military barracks	• To state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C3 (Dwelling houses) 	C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child C3(b) covers up to six people living together as a single household and receiving care C3(c) allows for groups of people (up to six) living together as a single household	• To C4
C4 (Houses in multiple occupation)	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom	• To C3

Part D

Use Class	Use /Description	Permitted Changes
D1 (Non-residential institutions)	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres	Temporary Permitted Changes: • To A1, A2, A3, B1 (interchangeable with notification) (up to 3 years) up to 150m ²
D2 (Assembly and leisure) 	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used)	• To state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval) Temporary Permitted Changes: • To A1, A2, A3, B1 (up to 150m ²), public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) (up to 3 years)

Sui Generis and Agricultural

Use Class	Use /Description	Permitted Changes
Sui Generis 	Other uses become 'sui generis' where they fall outside the defined limits of any other use class. This includes, but is not limited to: theatres; amusement arcades/centres or funfairs; launderettes; fuel stations; hiring, selling and/or displaying motor vehicles; taxi businesses, scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles, 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended)), hostels (providing no significant element of care) waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste, retail warehouse clubs, nightclubs, casinos, betting offices/shops, pay day loan shops and a large HMO (more than 6 people)	<p>Casinos</p> <ul style="list-style-type: none"> • Casino to A3 (subject to prior approval) up to 150m² • Casino to D2 • Amusement centre or casino to C3 (subject to prior approval) up to 150m² (see also 2018 Order) <p>Betting Offices or Pay Day Loan Shops</p> <ul style="list-style-type: none"> • To A1, A2, A3, D2 (up to 200m²) (subject to prior approval) • To mixed use A1 and up to 2 flats (if a display window at ground floor level), or mixed A2 and up to 2 flats, or mixed use betting office or pay day loan shop and up to 2 flats • Betting office, pay day loan shop or launderette to B1(a) offices (subject to prior approval) • Betting office, pay day loan shop or launderette to C3 (subject to prior approval) up to 150m² • Mixed use betting office, pay day loan shop or launderette and dwellinghouse to C3 (subject to prior approval) up to 150m² • Mixed use betting office or pay day loan shop and up to two flats to A1 (if a display window at ground floor level), A2, betting office or payday loan shop <p>Temporary Permitted Changes:</p> <ul style="list-style-type: none"> • Betting office or pay day loan shop to A1, A2, A3, B1 (up to 150m²), public library, exhibition hall, museum, clinic or health centre (interchangeable with notification) (3 years)
Agricultural Buildings 	Agricultural Buildings	<ul style="list-style-type: none"> • To C3 (subject to prior approval) (2015 Order and 2018 Amendment Order and 2019 Amendment Regulations) • To A1, A2, A3, B1, B8, C1, D2 (subject to limitations and prior approval process) • To state-funded school or registered nursery (subject to prior approval)

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