



Use Classes Order

As at May 2017 – Summary of key permitted changes

USE CLASS		PERMITTED CHANGE (GPDO PROVISION)	SUMMARY OF KEY CONDITIONS	
A1	Shops	A2 (Part 3, Class D)		
		A3 (Part 3, Class C)	Up to 150m ² / not permitted in certain areas* / subject to prior approval.	
		C3 (Part 3, Class M)	Up to 150m ² / building must be solely in lawful use on or before 20 March 2013 / not permitted if changed previously to A1 under PDRs / not permitted in certain areas* / subject to prior approval.	
		D2 (Part 3, Class J)	Up to 200m ² / only if the premises was in A1 use on or before 5 December 2013 or for at least 5 years following this date / not permitted in certain areas* / subject to prior approval.	
		Mixed use A1 & A2 (Part 3, Class G)	Up to 2 flats.	
		Flexible use A2, A3, B1 (Part 4, Class D)	Up to 150m ² / not permitted in certain areas* / temporary permitted change (2 years). Subject to notification to Local Planning Authority	
A2	Professional and Financial Services	A1 (Part 3, Class E)	Up to 150m ² / must have a display window at ground floor level.	
		A3 (Part 3, Class C)	Up to 150m ² / not permitted in certain areas* / subject to prior approval.	
		C3 (Part 3, Class M)	Up to 150m ² / building must be solely in lawful use on or before 20 March 2013 / not permitted if changed previously to A1 under PDRs / not permitted in certain areas* / subject to prior approval.	
		D2 (Part 3, Class J)	Up to 200m ² / only if the premises was in A2 use on or before 5 December 2013 / not permitted in certain areas* / subject to prior approval.	
		Mixed A1 & A2 (Part 3, Class G)	Up to 2 flats.	
		Flexible Use A1, A3, B1 (Part 4, Class D)	Up to 150m ² / not permitted in certain areas* / temporary permitted change (2 years).	
A3	Restaurants and cafes	A1, A2 (Part 3, Class A)	Not permitted during the specified period if the building is a specified building (eg. a community asset).	
		A1, A2, B1 (Part 4, Class D)	Up to 150m ² / not permitted in certain areas* / temporary permitted change (2 years).	
A4	Drinking establishments	A4/A3 (Part 3, Class AA)	Permitted change drinking establishment with expanded food provision.	
A5	Hot food takeaways	A1, A2 (Part 3, Class A)	Not permitted if during specified period if classified as an Asset of Community Value.	
		A3 (Part 3, Class B)	Must have a display window at ground floor level.	
		Flexible Use A1, A2, A3, B1 (Part 4, Class D)	Up to 150m ² / not permitted in certain areas* / temporary permitted change (2 years).	
B1	Business	Flexible Use A1, A2, A3 (Part 4, Class D)	Up to 150m ² / not permitted in certain areas* / temporary permitted change (2 years).	
		B8 (Part 3, Class I)	Up to 500m ² .	
		C3 (Part 3, Class O)	To be completed within a period of 3 years from approval date.	
		State-funded school or a registered nursery (Part 3, Class T)	Not permitted in certain areas* / can revert to previous use through class U / subject to prior approval.	
B2	General industrial	B1, B8 (Part 3, Class I)	Up to 500m ² .	
B8	Storage and distribution	B1 (Part 3, Class I)	Up to 500m ² .	
		C3 (Part 3, Class P)	Up to 500m ² / subject to prior approval / PDR expires 15 April 2018.	
C1	Hotels	State-funded school or a registered nursery (Part 3, Class T)	Not permitted in certain areas* / can revert to previous use through class U / subject to prior approval.	
C2	Residential Institutions	State-funded school or a registered nursery (Part 3, Class T)	Not permitted in certain areas* / can revert to previous use through class U / subject to prior approval.	
C2A	Secure Residential Institution	State-funded school or a registered nursery (Part 3, Class T)	Not permitted in certain areas* / can revert to previous use through class U / subject to prior approval.	
C3	Dwelling houses	C4 (Part 3, Class L)	Subject to change resulting in single dwellinghouse.	
C4	Houses in multiple occupation	C3 (Part 3, Class L)	Subject to change resulting in single dwellinghouse / large HMOs ie more than 6 people are unclassified and are therefore sui generis.	
D1	Non-residential institutions	A1, A2, A3, B1 (Part 4, Class D)	Up to 150m ² / not permitted in certain areas* / temporary permitted change (2 years).	
D2	Assembly and leisure	A1, A2, A3, B1 (Part 4, Class D)	Up to 150m ² / not permitted in certain areas* / temporary permitted change (2 years).	
		State-funded school or a registered nursery (Part 3, Class T)	Not permitted in certain areas* / can revert to previous use through class U / subject to prior approval.	
Sui Generis**	Casinos	A3 (Part 3, Class C)	Up to 150m ² / not permitted in certain areas* / not subject to prior approval.	
		D2 (Part 3, Class K)		
	Amusement arcades/centres or casinos	C3 (Part 3, Class N)	Up to 150m ² / not permitted in certain areas* / subject to prior approval.	
		Betting offices and pay day loan shops	A1 or mixed A1 & A2 (Part 3, Class G)	Up to 2 flats.
			A1 (Part 3, Class E)	Up to 150m ² / must have a display window at ground floor level.
		A2 (Part 3, Class D)		
		A3 (Part 3, Class C)	Up to 150m ² / not permitted in certain areas* / not subject to prior approval.	
		D2 (Part 3, Class J)	Up to 200m ² / only if the premises was in A2 use on or before 5 December 2013 / not permitted in certain areas* / subject to prior approval.	
	A1 A2, A3, B1 (Part 4, Class D)	Up to 150m ² / not permitted in certain areas* / temporary permitted change (2 years).		
	Betting offices, pay day loan shops or launderettes	C3 (Part 3, Class M)	Up to 150m ² / building must be solely in lawful use on or before 20 March 2013 / not permitted if changed previously to A1 under PDRs / not permitted in certain areas* / subject to prior approval.	
		Agricultural buildings	Flexible Commercial Use A1, A2, A3, B1, B8, C1, D2 (Part 3, Class R)	Up to 500m ² / not permitted in certain areas* / subject to prior approval.
	C3 (Part 3, Class Q)		Up to 450m ² / building must be solely in lawful use on or before 20 March 2013 or if after this date for a period of at least 10 years before the date development begins / subject to prior approval.	
State-funded school or a registered nursery (Part 3, Class T)	Not permitted in certain areas* / can revert to previous use through class U / subject to prior approval.			

Notes

GPDO – Town & Country Planning (General Permitted Development) Order 2015, as amended in 2016 and 2017.

*Areas including SSSI, safety hazard areas, military explosives storage areas, scheduled monuments, listed buildings, and conservation areas.

**Sui generis refers to a use in a class of its own which does not fall within a specific class within the Use Classes Order.

This summary provides a simplified overview of the key permitted changes of use in the GPDO in England as of 23rd May 2017 and should be used as a guide only. Further details can be found in the GPDO 2015 (as amended in 2016 and 2017).

This is a general guide only and is not intended to be comprehensive or a substitute for taking detailed professional advice. No liability is accepted for the information it contains or for errors or omissions.

Summary of Uses

USE CLASS		SUMMARY
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.
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
A3	Restaurants and cafes	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5	Hot food takeaways	For the sale of hot food for consumption off the premises.
B1	Business	B1(a): Offices (other than those that fall within A2). B1(b): Research and development of products and processes. B1(c): Light industry appropriate in a residential area.
B2	General industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8	Storage and distribution	This class includes open air storage.
C1	Hotels	Hotels, boarding and guest houses (where no significant element of care is provided)
C2	Residential Institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes
C2A	Secure Residential Institution	
C3	Dwelling houses	C3(a) 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): Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. C3(c) groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
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.
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.
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).
Sui Generis		Sui generis refers to a use in a class of its own which does not fall within a specific class within the Use Classes Order. There are many uses that fall within this category and the most common include: Casinos, Amusement arcades/centres, Betting offices and pay day loan shops, launderettes, Agricultural buildings etc

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