

COMMERCIAL PROPERTY USE CLASSES: ENGLAND/WALES

USE CLASSES	USE/DESCRIPTION OF DEVELOPMENT	PERMITTED CHANGE
A1 Shops	Shops, Retail Warehouses, Post Offices, Ticket & Travel Agents, Hairdressers, Funeral Directors & Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars (sandwiches or other cold food purchased and consumed off the premises), Internet Cafés and Cyber Cafés.	A2, A3 or C3*
A2 Financial & Professional Services	Financial Services (Banks, Building Societies and Bureau de Change), Professional Services (excluding Health or Medical Services), Estate Agents and Employment Agencies.	A1 A3 or C3*
A3 Restaurants & Cafes	Restaurants, Snack Bars and Cafés - use for the sale of food for consumption on the premises	A1 or A2
A4 Drinking Establishments	Use as a Public House, Wine Bar or other Drinking Establishment. The primary purpose is the sale and consumption of alcoholic drinks on the premises (but not nightclubs).	A1, A2 or A3
A5 Hot Food Takeaway	Use for the sale of hot food for consumption off the premises.	A1, A2 or A3
B1 Business	(a) Offices other than in a use within Class A2 (Financial & Professional Services). (b) Research and Development - Laboratories, Studios. (c) Light industry	B8 B1 (a) permitted change to C3* Registered nurseries, state funded school*
B2 General Industrial	General Industry (Other than classified as in B1).	B1 (unlimited) or B8 (no more than 500 sq m)
B8 Storage or Distribution	Storage or Distribution Centres	B1 (where no more than 500 sq m)
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).	Registered nurseries, state funded school*
C2 Residential Institutions	Hospital, Nursing Homes, Residential School and Training Centres. Use for the provision of residential accommodation and care to people in need of care.	Registered nurseries, state funded school*
C2A Secure Residential Institutions	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.	Registered nurseries, state funded school*
C3 Dwellinghouses	Dwellings for individuals, families or not more than six people living together as a single household.	C4

* Prior approval may be required

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C4	Houses in Multiple Occupancy	Small shared houses, used by between three and six unrelated individuals as their main residence	C3
D1	Non-Residential Institutions	Medical & Health Services, Crèche, Day Nursery, Day Centres, Museums, Public Halls, Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Church Halls, Law Courts.	Registered nurseries, state funded school*
D2	Assembly & Leisure	Cinemas, Concert & Dance Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls. Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicles or firearms.	Registered nurseries, state funded school*
Sui Generis		There are many uses that are not specifically categorised by the four main use classes. These uses are classified as sui generis. For example: Petrol Stations, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Taxi or Vehicle Hire, Businesses & the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Scrap Yards, Casinos.	No Permitted Change (except Casinos: permitted change from Sui Generis to D2)

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Use Classes Order 1987. This summary provides a guide to the Use Classes Order in England and does not purport to be comprehensive. The Use Classes Order can be subject to interpretation and amendment and we would recommend professional advice is taken if in doubt. Exceptions may apply to Permitted Development changes in certain circumstances.

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