

# NHS Property Services: Guide to the Use Classes Order 2019

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 any errors or omissions.

<b>A1</b>	<b>Shops</b>	
The retail sale of goods to the public: Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, internet cafés.	<ul style="list-style-type: none"> <li>Permitted change to mixed use A1 or A2 &amp; up to 2 flats</li> <li>Temporary permitted change (3 years) to A2, A3, B1 (interchangeable with notification)</li> <li>Temporary permitted change (up to 3 years) to selected D1 (interchangeable with notification)</li> <li>Permitted change to B1(a)<sup>1</sup>, C3<sup>1</sup>, A2<sup>1</sup>, A3<sup>1</sup> or D2<sup>1</sup></li> </ul>	
<b>A2</b>	<b>Financial &amp; Professional Services</b>	
Financial services: Banks, building societies, bureau de change.  Professional services: estate agents, employment agencies. Other services: Betting shops, pay day loan shops.	<ul style="list-style-type: none"> <li>Permitted change to mixed use (A1 or A2 and up to 2 flats) or A1 where there is a display window at ground floor level.</li> <li>Temporary change (3 years) to A1, A3, B1 or selected D1 (interchangeable with notification)</li> <li>Permitted change to B1(a)<sup>1</sup>, C3<sup>1</sup>, A2<sup>1</sup>, A3<sup>1</sup> or D2<sup>1</sup></li> </ul>	
<b>A3</b>	<b>Restaurants &amp; Cafés</b>	
Places where the primary purpose is the sale and consumption of food and light refreshment on the premises. There is sometimes crossover with A1 (see notes)	<ul style="list-style-type: none"> <li>Permitted change to A1 or A2</li> <li>Temporary permitted change (3 years) to A1, A2, B1 or selected D1 (interchangeable with notification)</li> </ul>	
<b>A4</b>	<b>Drinking Establishments</b>	
Premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises: Public house, wine bar or other drinking establishment.	<ul style="list-style-type: none"> <li>Permitted change to AA</li> <li>Temporary permitted change (up to 3 years) to selected D1</li> </ul>	
<b>A5</b>	<b>Hot Food Take-away</b>	
Premises where the primary purpose is the sale of hot food for consumption off the premises.	<ul style="list-style-type: none"> <li>Permitted change to A1, A2, A3, B1(a)<sup>1</sup>, C3<sup>1</sup></li> <li>Temporary permitted change (3 years) to A1, A2, B1 or selected D1 (interchangeable with notification)</li> </ul>	
<b>AA</b>		
Drinking establishment with expanded food provision	<ul style="list-style-type: none"> <li>Permitted change to A4</li> </ul>	
<b>B1</b>	<b>Business</b>	
<ol style="list-style-type: none"> <li>Offices, other than a use within Class A2 (Financial services)</li> <li>Research and development of products or processes</li> <li>Light industry.</li> </ol>	<ul style="list-style-type: none"> <li>Permitted change to mixed use A1 or A2 &amp; up to 2 flats</li> <li>Temporary permitted change (3 years) to A2, A3, B1 (interchangeable with notification)</li> <li>Temporary permitted change (up to 3 years) to selected D1 (interchangeable with notification)</li> <li>Permitted change to B1(a)<sup>1</sup>, C3<sup>1</sup>, A2<sup>1</sup>, A3<sup>1</sup> or D2<sup>1</sup></li> </ul>	
<b>B2</b>	<b>General Industrial</b>	
Use for the carrying out of an industrial process other than one falling in Class B1.	<ul style="list-style-type: none"> <li>Permitted change to B1 or B8</li> </ul>	
<b>B8</b>	<b>Storage &amp; Distribution</b>	
Use for storage or distribution centre.	<ul style="list-style-type: none"> <li>Permitted change to B1</li> </ul>	

## NOTES:

<sup>1</sup> This is a permitted change, subject to prior approval from the Local Planning Authority.

Reference should be made to the Town and Country Planning (Use Classes) Order 1987 (as amended), and the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by the 2016 Amendment Order, the 2017 Amendment Order, the 2017 (No2) Amendment Order, the 2018 Amendment Order, and the Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) Regulations 2019.

It should be noted that there are a number of exclusions to permitted development rights based on site designations; such as (but not limited to); Conservation Areas, Listed Buildings, National Parks, Protected Ground Water Source Areas or Sites Subject to Article 4 Directions.

<b>C1</b>	<b>Hotels</b>	
Use as a hotel, boarding house or guesthouse, where no significant element of care is provided.	<ul style="list-style-type: none"> <li>Permitted change to state funded school or nursery<sup>1</sup></li> </ul>	
<b>C2</b>	<b>Residential Institutions</b>	
Provision of residential accommodation and care to people in need of care: hospital, nursing home, residential school, college, training centre.	<ul style="list-style-type: none"> <li>Permitted change to state funded school or nursery<sup>1</sup></li> </ul>	
<b>C2A</b>	<b>Secure Residential Institution</b>	
Use for a provision of secure residential accommodation: prison, young offenders' institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation, military barracks.	<ul style="list-style-type: none"> <li>Permitted change to state funded school or nursery<sup>1</sup></li> </ul>	
<b>C3</b>	<b>Dwelling Houses</b>	
Use as a dwelling house (whether or not as a sole or main residence) by: <ul style="list-style-type: none"> <li>A single person or by people to be regarded as forming a single household</li> <li>Not more than six residents living together as a single household where care is provided for residents</li> <li>Not more than six residents living together as a single household where no care is provided for residents (other than use within C4).</li> </ul>	<ul style="list-style-type: none"> <li>Permitted change to C4</li> </ul>	
<b>C4</b>	<b>Houses in Multiple Occupation</b>	
Use as a dwelling house by 3-6 residents as a 'house in multiple occupation, large HMOs of more than 6 people are unclassified, i.e. <i>sui generis</i> .	<ul style="list-style-type: none"> <li>Permitted change to C3</li> </ul>	
<b>D1</b>	<b>Non-Residential Institutions</b>	
Clinics, health centres, crèches, day nurseries, day centres, museums, public libraries, art galleries, exhibition halls, law court, non-residential education & training centres, places of worship, religious instruction, church halls.	<ul style="list-style-type: none"> <li>Temporary permitted change (3 years) to A1, A2, A3, B1 (interchangeable with notification)</li> </ul>	
<b>D2</b>	<b>Assembly &amp; Leisure</b>	
Cinema, concert hall, bingo hall, dance hall, swimming bath, skating rink, gymnasium, area for indoor or outdoor sports or recreation, not involving motor vehicles or firearms.	<ul style="list-style-type: none"> <li>Permitted change to state funded school or nursery<sup>1</sup></li> <li>Temporary permitted change (3 years) to A1, A2, A3, B1 or selected D1 (interchangeable with notification)</li> </ul>	
<b>Sui-Generis</b>	Any other uses which do not fall within the specified uses above (including, but not limited to: theatres, scrapyards, nightclubs, petrol stations, launderettes, taxi businesses, amusement centres, casinos, large HMOs). The uses listed above are not exhaustive.	
Betting office and pay day loan shop	<ul style="list-style-type: none"> <li>Permitted change to A1<sup>1</sup>, A2<sup>1</sup>, A3<sup>1</sup> or D2<sup>1</sup></li> <li>Temporary permitted change (3 years) to A1, A2 or B1</li> <li>Temporary permitted change (up to 3 years) to D1</li> <li>Permitted change to C3<sup>1</sup></li> <li>Permitted change to A1 and up to 2 flats (if display window at ground floor level) or A2 and two flats, or betting office or payday loan shop and up to two flats</li> </ul>	
Casinos and amusement arcades/centres	<ul style="list-style-type: none"> <li>Permitted change to C3<sup>1</sup></li> <li>Permitted change to D2<sup>1</sup></li> </ul>	
Launderette/launderette and dwelling house	<ul style="list-style-type: none"> <li>Permitted change to C3<sup>1</sup></li> </ul>	
Agricultural buildings (within land under 500m <sup>2</sup> )	<ul style="list-style-type: none"> <li>Permitted change to C3<sup>1</sup></li> <li>Permitted change to state funded school or nursery<sup>1</sup></li> <li>Flexible permitted change to A1, A2, A3, B1, B8, C1 or D2<sup>1</sup> (subject to limitations) (new use is <i>sui generis</i>)</li> </ul>	

For any further queries about the use class order or planning related matters, please feel free to contact a member of the NHS Property Services Town Planning Team via:

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