






NHS Property Services: Guide to the Use Classes Order 2020


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.


B2	General Industrial	
Use for the carrying out of industrial processes, other than those falling into Schedule 2, Class E.		
B8	Storage & Distribution	
For use as a storage or as a distribution centre includes open air storage.		


C1	Hotels	
Use as a hotel, boarding house or guesthouse, where no significant element of care is provided.		


C2	Residential Institutions	
Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.		


C2A	Secure Residential Institution	
Residential accommodation which provides care to people in need of care, including hospitals, prisons, military barracks, nursing homes, residential schools/colleges.		

C3	Dwelling Houses	
Use as a dwelling house (whether or not a main residence) by:		
<ul style="list-style-type: none"> a. 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. 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. c. Groups of people (up to six) living together as a single household. 		
Use as a dwelling house (whether or not as a sole or main residence) by:		
<ul style="list-style-type: none"> • A single person or by people to be regarded as forming a single household • Not more than six residents living together as a single household where care is provided for residents • Not more than six residents living together as a single household where no care is provided for residents (other than use within C4). 		

C4	Houses in Multiple Occupation	
Small shared houses occupied by three to six unrelated individuals as their only or main residence, who share basic amenities such as a kitchen or bathroom.		

E	Commercial, Business & Service	
<ul style="list-style-type: none"> a. Shops or retail uses, b. Restaurants and cafes, c. The provision of the following: <ul style="list-style-type: none"> i. Financial services ii. Professional services (other than medical) iii. Any other service which is appropriate to provide in a commercial, business or service locality. d. Indoor sport, recreation or fitness centres, not involving motorised vehicles or firearms e. Medical or health services; f. Creches, day nurseries and day centres (not including a residential use); g. For: <ul style="list-style-type: none"> i. Offices, ii. Research and development, or iii. Any industrial process being a use which can be carried out in any residential area without any detriment to the amenity of that area 		
NB: Changes of use within Class E will not constitute development at all (as opposed to permitted development)		

F1	Learning & Non-Residential Institutions	
Any use not including a residential use:		
<ul style="list-style-type: none"> a. For the provision of schools and education facilities; b. Art galleries; c. Museums; d. Libraries; e. Public or exhibition halls; f. Places of worship or religious instruction; g. As law courts 		

F2	Local Community	
<ul style="list-style-type: none"> a. Any shops selling mostly essential goods (including dry goods and food), which are: <ul style="list-style-type: none"> i. less than 280sq.m in size; and ii. are not within 1000m of another such use. b. A hall or meeting place for local community; c. Areas for outdoor sport, which do not involve motorised vehicles or firearms; d. Indoor or outdoor swimming pools and ice rinks. 		
NB: Changes of use within Class F1 or F2 will not constitute development at all (as opposed to permitted development)		

Sui-Generis	Theatres, Betting Offices, Payday Loan Shops, Funfairs, Large Houses in multiple occupation (seven or more), 'Alkali Works', Hostels providing no significant element of care, Scrap Yards, Yards for the Storage/Distribution of Minerals, Yards for the Breaking of Motor Vehicles, Fuel Stations, Shops selling and/or displaying Motor Vehicles, Retail Warehouse Clubs, Nightclubs, Launderettes, Police Stations, Taxi Businesses, Car Hire locations, Amusement Arcades and Centres, Casinos, Tattoo Parlours, Beauticians, Massage Parlours, Nail Bars, Landfill Sites, Motor Sport Arenas, Firearms Ranges
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NOTES:

Transitional arrangements have been put in place covering existing permitted development rights that allow changes between use classes without the need for a formal planning permission. Any building or use will continue to be subject to the permitted development rights it was entitled to on or before the 31st August until the 31st June 2021.

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:

Town.Planning@Property.nhs.uk