

COMMERCIAL PROPERTY USE CLASS: ENGLAND & WALES

USE CLASS	DESCRIPTION:	PERMITTED CHANGE:
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.	A1 or A2 & up to 2 flats; Temporary (2 years) to A2, A3 or B1; C3*; A2; A3*; D2*.
A2 Financial and professional 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 - these are now classed as "sui generis" uses (see below)	A1, where there is a display window at ground floor level; A1 or A2 & up to 2 flats; Temporary (2 years) to A1, A3 or B1; C3*; A3*; D2*.
A3 Restaurants and cafés:	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.	C1 or C2; Temporary (2 years) to A1, A2 or B1.
A4 Drinking establishments:	Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.	A3; AA.
A5 Hot food takeaways:	For the sale of hot food for consumption off the premises	A1, A2 or A3; Temporary (2 years) to A1, A2, A3 or B1.

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B1 Business:	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.	B8; B1(a) to C3*; Temporary (2 years) to A1, A2 or A3; State funded school or nursery*; B1(c) to C3* (made between 1 October 2017 - 30 September 2020).
B2 General industrial:	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).	B1; B8.
B8 Storage or distribution:	This class includes open air storage.	B1; C3* (until 15 April 2018).
C1 Hotels:	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).	State funded school or nursery*.
C2 Residential institutions:	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centre.	State funded school or nursery*.
C3 Dwellinghouses	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, gardener, secretary and personal assistant), a career and the person receiving the care and a foster parent and foster child.	C4.

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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 Small 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.	C3.
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 (2 years) to A1, A2, A3 or B1.
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).	State funded school or nursery*; Temporary (2 years) to A1, A2, A3 or B1.

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Sui Generis
Casinos & Amusement Arcades

A3*; D2; C3*.

Sui Generis**

(Betting offices and Pay Day Loan Shops)

Certain uses do not fall within any use class and are considered 'Sui Generis'. Such uses include; betting offices / shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

A1, A2, A3 or D2*; A1 & up to 2 acts (if a display window at ground floor level); A2 & up to 2 flats Betting Offices and Pay Day Loan Shops & up to 2 flats; C3*; Temporary (2 years) to A1, A2, A3 or B1.

Sui Generis

Agricultural Buildings

A1, A2, A3, B1, C1, C3, D2, all subject to meeting relevant criteria and prior approval.