

Use Classes Order (UCO)

WHAT IT IS, WHY IS IT IMPORTANT AND HOW DOES IT AFFECT ME?

The UCO (as amended) breaks down the use of land and buildings into four broad categories:

Part A - Retail

Part B - Non Retail and Non Residential Business

Part C - Residential

Part D - Non Residential and Leisure

Plus Sui Generis - specific use that do not fit into the above.

Planning permission is not needed when the existing and the proposed uses fall within the same 'use class', or if The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) says that a change of use is permitted to another specified 'use class'.

If you have a specific request please call one of our planning consultants.

Use Class	Use	Permitted Change
A1 Shops	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes.	Permitted change to or from a mixed use as A1 or A2 and up to 2 flats. Temporary permitted change (2 years) to A2, A3, B1 (interchangeable with notification). Permitted change of A1 or mixed A1 and dwelling house to C3 (subject to prior approval). Permitted change to A2 (see also 2016 Order). Permitted change to A3 (subject to prior approval). Permitted change to D2 (subject to prior approval).
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional services (not health or medical services). Excludes betting offices or payday loan shops.	Permitted change to A1 where there is a display window at ground floor level. Permitted change to or from a mixed use for any purpose within A2 and up to 2 flats. To A1 and up to 2 flats, where there is a display window at ground floor level. Temporary permitted change (2 years) to A1, A3, B1 (interchangeable with notification). Permitted change from A2 or mixed A2 and dwelling house to C3 (subject to prior approval). Permitted change to A3 (subject to prior approval). Permitted change to D2 (subject to prior approval).
A3 Food and Drink	Restaurants and cafes – for sale of food and drink on the premises.	Permitted change to Class A1 and Class A2. Temporary permitted change (2 years) to A1, A3, B1 (interchangeable with notification).
A4 Drinking Establishments	Public houses, wine bars or other drinking establishments. Not Night Clubs.	Permitted change to or from a use falling "within Class A4 with a use falling within Class A3" (drinking establishments with expanded food provision).
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises.	Permitted change to A1, A2 or A3. Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification).



MIDLANDS & WALES

Oak House
Kingswood Business Park
Holyhead Road
Albrighton
Wolverhampton
WV7 3AU
Tel: 01902 625024

EAST & SOUTH EAST

Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk
IP33 3AA
Tel: 01284 753271

SOUTH WEST

Addlepool Business Centre
Woodbury Road
Clyst St George
Exeter, Devon
EX3 0NR
Tel: 01392 873900

NORTH

Tel: 01524 793900

SOUTH EAST MIDLANDS

Tel: 01954 267418

YORKSHIRE

Tel: 0113 347 0430

ask@acorus.co.uk



Use Class	Use	Permitted Change
B1 Business	a) Office other than a use within Class A2. b) Research and development of products or processes. c) For any industrial process (which can be carried out in any residential area without causing detriment to amenity of the area) i.e. Light industrial.	Permitted B1 change to B8. B1(a) office permitted change to C3 (to be completed within a period of 3 years from prior approval date) (see 2015 and 2016 orders). Temporary permitted change (2 years) to A1, A2, A3 (interchangeable with notification). Permitted B1 change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval). Permitted change from B1(c) light industrial to C3 (temporary permitted development right: prior approval application must be determined/expired without determination by 30 September 2020).
B2 General Industry	Industrial process other than that falling within Class B1.	Permitted change to B1 and B8.
B8 Storage or Distribution	Use for storage or as a distribution centre.	Permitted change to B1. Permitted change to C3 (subject to prior approval and until 15 April 2018).

Use Class	Use	Permitted Change
C1 Hotels	Hotels, boarding and guest houses (where no significant element of care is provided).	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2 Residential Institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes.	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2a Secure Residential Institutions	Prisoners, young offenders' institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barracks.	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C3 Dwelling houses	Use as a dwelling house (whether or not a main (residence) by:- a) A single person or by people to be regarded as forming a single household. b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)	Permitted change to C4
C4 Houses in Multiple Occupation	Use of a dwelling house by 3-6 residents as a 'house in multiple occupation' (HMO) NB: Large HMOs (more than 6 people) are unclassified therefore sui generis	Permitted change to C3

Use Class	Use	Permitted Change
D1 Non Residential Institutions	Clinics, health centres, crèche's, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)
D2 Assembly and Leisure	Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
Other Changes of Use	Agricultural buildings	Permitted change to C3 (subject to prior approval) Flexible changes to A1, A2, A3, B1, B8, C1, D2 (subject to limitations and prior approval process); new use is sui generis Permitted change to state-funded school or registered nursery (subject to prior approval)

The above table is to be used as a general guide only. It should not be considered in isolation as there are other restrictions which apply, potentially within the Town and Country Planning (GPDO) Order 2015 (as amended).

Most external building work associated with a change of use will in most instances require planning permission.

NB: Above table from 1st October 2017.

