

# The Town and Country Planning (Use Classes) Order 1987 (as amended) Changes with effect from 1st September 2020 (England)



In a drive to provide better re-use of buildings and in efforts to revitalise high streets and town centres, the overhaul of the use classes order has resulted in three key new Use Classes:

**E** Commercial, business and service

**F.1** Learning and non-residential institutions

**F.2** Local community uses

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop - Selling essential goods, including food, where the shop is not more than 280m <sup>2</sup> and no other within 1000m radius of the location	A1	F.2
Shop - For the display or retail sale of goods, other than hot food, principally to visiting members of the public	A1	E
Financial and professional services (not health/medical)	A2	E
Café or restaurant - Sale of food and drink where consumption of that food and drink is mostly undertaken on the premises	A3	E
Public house, wine bar, drinking establishment (including drinking establishment with expanded food provision)	A4	Sui generis
Hot food takeaway	A5	Sui generis
Office for any operational or administrative functions	B1a	E
Research and development of products or processes	B1b	E
Industrial process (which can be carried out in any residential area without detriment to the amenity of that area)	B1c	E
General industrial (other than uses falling within class E(g))	B2	B2
Storage and distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels (where no significant element of care is provided)	C1	C1
Residential institutions - Residential accommodation and care to people in need of care (other than a use within class C3); hospital, nursing home, residential school or college	C2	C2
Secure residential institutions	C2a	C2a
Dwellinghouses - Providing single household	C3	C3
Houses in multiple occupation (use by not more than six residents)	C4	C4
Non-residential institutions - Medical or health services, creche, day nursery or day centre principally to visiting members of the public	D1	E
Non-residential institutions - Education; gallery; museum; public library/reading room; public hall/exhibition hall; public worship or religious instruction; law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

This allows for a level of flexibility in changes of use and some extensions to commercial premises, however, the true impact of this will not be seen for some time. Any permitted development rights afforded by the existing General Permitted Development Order will not come into effect until 31st July 2021. For detailed advice please contact the Environment & Planning Team on 01684 217703 or email [EPTeam@dalcourmaclaren.com](mailto:EPTeam@dalcourmaclaren.com)