

TCPA (Uses Classes) Order 1987 (As Amended) (Last amended by TCPA (Use Classes) Amendment (England) Order 2010)		Use/Description of development	Permitted Change
A1	Shops	Retail sale of goods to the public – Shops, post offices, travel agencies and ticket agencies, hairdressers, funeral directors and undertakers, domestic hire shops, dry cleaners	No permitted change
A2	Financial and Professional Services	<i>Financial services</i> – Banks, building societies and bureaux de change. <i>Professional services (other than health or medical services)</i> – Estate agents and employment services. <i>Other services</i> – Betting shops (principally where services are provided to visiting members of the public).	A1 (where there is a ground floor display window)
A3	Restaurants & Cafés	Use for the sale of food for consumption on the premises. Excludes internet cafés.	A1 or A2
A4	Drinking Establishments	Use as a public house, wine bar or other drinking establishment.	A1, A2 or A3
A5	Hot Food Takeaway	Use for the sale of hot food for consumption off the premises.	A1, A2 or A3
B1	Business	(a) Offices other than in use within Class A2 (b) Research and Development – laboratories, studios. (c) Light industry.	B8 (where no more than 235 m ²)
B2	General Industrial	General industry (other than classified within Class B1).	B1 or B8 (B8 limited to 235 m ²)
B8	Storage or Distribution	Wholesale warehouses, distribution centres and repositories.	B1 (where no more than 235 m ²)
C1	Hotel	Hotels, boarding houses and guest houses.	No permitted change
C2	Residential Institutions	Hospitals, nursing homes, residential education and training centres. Use for the provision of residential accommodation and care to people in need of care.	No permitted change
C3	Dwellinghouses	(a) Covers 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, 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) Allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not all 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.	No permitted change
C4	Houses in multiple occupation.	Small shared dwelling 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 (where the change is not restricted by the LPA)
D1	Non-Residential Institutions	Clinics and health centres, crèches, day nurseries, day centres and consulting rooms (not attached to the consultant's or doctor's house), museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and church halls.	No permitted change
D2	Assembly and Leisure	Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls, other indoor and outdoor sports and leisure uses (not involving motorised vehicles or firearms)	No permitted change
Sui generis*		Retail warehouses, clubs, amusement arcades, launderettes, petrol filling stations, taxi businesses, car/vehicle hire businesses and the selling and displaying of motor vehicles, nightclubs, theatres, hostels, builders yards, garden centres.	No permitted change
		Casinos – following declassification, planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.	D2

- * Whilst the most commonly found uses are contained within the 1987 Use Classes Order (as amended), there are many uses that are not specifically categorised by the four main use classes. These are classified as sui generis. We have tried to illustrate some of the sui generis uses but they are not intended to be exhaustive. Sui Generis uses are their own specific use and planning permission is normally required for any change of use.
- This is a general guide only to the Use Classes at April 2010 and is not intended to be comprehensive or a substitute for taking details professional advice. No liability is accepted for the information it contains, or for errors or omissions.