

The table below is intended as general guidance only. Reference needs to be made to the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

TCPA Use Class	Use/ Description of Development	Permitted Change
A1: Shops	The retail sale of goods to the public: Shops, Retail warehouses, Hairdressers, Undertakers, Travel and ticket agencies, Pet shops, Sandwich bars, Showrooms, Domestic hire shops, Dry cleaners, Internet cafés.	A2 "deposit-taker" C3 ^{1 2} Mixed use of A1 and up to 2 flats for C3 use A2, A3 or B1 (up to 150 sqm; for up to 2 years) ⁵
A2: Financial & Professional Services	Financial services: Banks, Building societies, Bureau de change Professional services: Estate agents, Employment agencies Other services: Betting shops, Pay day loan shops	C3 ^{1 2} A1 (where there is a ground floor display window) Mixed use of A2 and up to 2 flats for C3 use A1, A3 or B1 ⁵
A3: Restaurants & Cafés	Places where the primary purpose is the sale and consumption of food and light refreshment on the premises	A1, A2 or B1 ⁵ A1 (where there is a ground floor display window)
A4: Drinking Establishments	Premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises: Public house, Wine bar or other Drinking establishment.	A1, A2, A3 or B1 ⁵ A1, A2 or A3
A5: Hot Food Take-away	Premises where the primary purpose is the sale of hot food for consumption off the premises	A1, A2, A3 or B1 ⁵ A1, A2 or A3
B1: Business	a) Offices, other than a use within Class A2 (Financial services) b) Research and development of products or processes c) Light industry	B8 (up to 500 sqm) D1 (State-funded Schools and Nurseries) ¹ C3 (B1(a) only; exemption areas apply; until 30/05/2016) ¹ A1, A2 or A3 ⁵
B2: General Industrial	Use for the carrying out of an industrial process other than one falling in Class B1	B1 or B8 (B8 up to 500 sqm)
B8: Storage & Distribution	Use for storage or distribution centre	B1 (up to 500 sqm)
C1: Hotels	Use as a Hotel, Boarding house or Guesthouse, where no significant element of care is provided	D1 (State-funded Schools and Nurseries) ¹
C2: Residential Institutions	Provision of residential accommodation and care to people in need of care: Hospital, Nursing home, Residential school, College, Training centre	D1 (State-funded Schools and Nurseries) ¹
C2A: Secure Residential Institution	Use for a provision of secure residential accommodation: Prison, Young offenders institution, Detention centre, Secure training centre, Custody centre, Short term holding centre, Secure hospital, Secure local authority accommodation, Military barracks	D1 (State-funded Schools and Nurseries) ¹
C3: Dwelling Houses	Use as a dwelling house (whether or not as a sole or 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 c. not more than six residents living together as a single household where no care is provided for residents (other than use within C4)	C4
C4: Houses in Multiple Occupation	Use as a dwelling house by 3-6 residents as a 'house in multiple occupation' Large HMOs of more than 6 people are unclassified, i.e. sui generis	C3
D1: Non-residential Institutions	Clinics, Health centres, Crèches, Day nurseries, Day centres, Museums, Public libraries, Art galleries, Exhibition Halls, Law court, Non-residential education & training centres, Places of worship, Religious instruction, Church halls	A1, A2, A3 or B1 ⁵
D2: Assembly & Leisure	Cinema, Concert hall, Bingo hall, Dance hall, Swimming bath, Skating rink, Gymnasium, Area for indoor or outdoor sports or recreation, not involving motor vehicles or firearms	D1 (State-funded Schools and Nurseries) ¹ A1, A2, A3 or B1 ⁵
Sui-Generis*	A use on its own to which any change of use will require planning permission: Theatres, Scrap yards, Nightclubs, Petrol stations, Launderettes, Taxi businesses, Amusement centres, Casinos, Large HMOs	No permitted change, except casino to D2
Other Changes of Use	Agricultural Buildings	D1 (State-funded Schools & Nurseries) ^{1 3} (up to 500 sqm) C3 (except in National Parks) ^{1 3} (up to 450 sqm) A1, A2, A3, B1, B8, C1 or D2 (up to 500 sqm) ⁴

Any building in any use class ¹ can be used as a state-funded school (use class D1) for a period of up to 1 academic year.

* Where uses do not fall within the four main use classes, they are classified as sui-generis. Some examples have been provided but this list is not exhaustive.

- Subject to prior approvals received from the Local Planning Authority to state that the proposed change of use is acceptable in terms of highways impact, contamination and flood risk (and noise impact for changes to D1 (state-funded schools and nurseries)). The building must have been in use for the purpose from which it is changing from on March 20th, 2013 (May 30th, 2013 for B1(a) to C3). It does not apply to listed buildings, scheduled monuments, or buildings within an SSI, safety hazard area or military explosives area.
- Subject to prior approvals received from the Local Planning Authority to state that the proposed change of use is not undesirable due to it causing an inadequate provision of A1 or A2 services or, where the building is located in a key shopping area, on the sustainability of that shopping area. The area of floorspace changing use cannot exceed 150 sqm.
- Subject to prior approvals received from the Local Planning Authority to state that the proposed change of use is acceptable in terms of noise impact and that the location/ siting of the building is not impractical or undesirable for the change of use. It does not apply to buildings occupied under an agricultural tenancy, or where the tenancy was terminated less than 12 months prior to the development unless the express consent of the tenant has been obtained.
- It does not apply to listed buildings, scheduled monuments, or buildings within a safety hazard area or military explosives area. Where the floorspace to be changed is over 150 sqm but under 500 sqm, prior approval will be required from the Local Planning Authority to state that the proposed change of use is acceptable in terms of highways and noise impact, contamination and flood risk.
- It does not apply to listed buildings, scheduled monuments, or buildings within a safety hazard area or military explosives area. Development is restricted to a single continuous period of up to 2 years. The area of floorspace changing use cannot exceed 150 sqm.