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use
classes
order 09

Use Classes Order

(1987, as amended 2005)

TCPA Use Classes Order	Use/Description of Development	Permitted Change
A1 Shops	The retail sale of goods to the public: Shops, Post Offices, Travel Agencies & Ticket Agencies, Hairdressers, Funeral Directors & Undertakers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Sandwich Bars (where sandwiches or other cold food are to be consumed off the premises).	No Permitted Change
A2 Financial & Professional Services	Financial Services: Banks, Building Societies & Bureau de Change. Professional Services (other than Health or Medical Services): Estate Agents & Employment Agencies. Other services which it is appropriate to provide in a shopping area: Betting Shops. (Where the services are provided principally to visiting members of the public).	A1 (where there is a ground floor display window)
A3 Restaurants & Cafes	Restaurants, Snack bars & Cafés (i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises). This excludes Internet Cafés which are now A1.	A1 or A2
A4 Drinking Establishments	Public House, Wine Bar or other Drinking Establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises - but not a nightclub).	A1, A2 or A3
A5 Hot Food Take-away	Takeaways (i.e. premises where the primary purpose is the sale of hot food for consumption off the premises).	A1, A2 or A3

B1 Business	a) Offices, other than a use within Class A2 (Financial and Professional services) b) Research and development of products or processes - Laboratory, Studios c) Light industry (approx. in a residential area)	B8 (where no more than 235 sq.m.)
B2 General Industrial	General Industry: use for the carrying out of an industrial process other than one falling in class B1. The former 'Special Industry' Use Classes B3-B7 are now all encompassed in the B2 Use Class.	B1 or B8 (B8 limited to 235 sq.m.)
B8 Storage or Distribution	Use for storage or distribution centre. (Includes open air storage) and Wholesale Warehouses, Distribution Centres and Repositories.	B1 (where no more than 235 sq.m.)

TCPA Use Classes Order	Use/Description of Development	Permitted Change
C1 Hotels	Use as a Hotel, Boarding House or Guesthouse, where no significant element of care is provided.	No Permitted Change
C2 Residential Institution	Hospital, Nursing Home or Residential School, College or Training Centre where they provide residential accommodation and care to people in need of care (other than those within C3 Dwelling Houses).	No Permitted Change
C2A Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	No Permitted Change
C3 Dwelling Houses	Dwellings for individuals, families, or not more than six people living together as a single household (this applies to students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community).	No Permitted Change

D1 Non-Residential Institutions	Medical and Health Services, 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.	No Permitted Change
D2 Assembly & Leisure	Cinema, Music and Concert Hall, Bingo Hall, Dance Hall (but not nightclubs), Swimming Bath, Skating Rink, Gymnasium, or areas for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.	No Permitted Change
Sui – Generis	A use on its own, for which any change of use will require planning permission. Includes, Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations, Motor Car Showrooms, Casinos. Sui Generis also – houses in multiple paying occupation, hostels providing no significant element of care, scrapyards and taxi businesses.	No Permitted Change

Planning Policy Guidance & Statements for England

- PPS1** Delivering Sustainable Development (2005)
- PPG2** Green Belts (1995)
- PPS3** Housing (2006)
- PPG4** Industrial/Commercial Development and Small Firms (1992)
- PPG5** Simplified Planning Zones (1992)
- PPS6** Planning for Town Centres (2005)
- PPS7** Sustainable Development in Rural Areas (2004)
- PPG8** Telecommunications (2001)
- PPS9** Biodiversity and Geological Conservation (2005)
- PPS10** Planning for Sustainable Waste Management (2005)
- PPS11** Regional Spatial Strategies (2004)
- PPS12** Local Spatial Planning (2008)
- PPG13** Transport (2001)
- PPG14** Development on Unstable Land (1990)
- PPG15** Planning and the Historic Environment (1994)
- PPG16** Archaeology and Planning (1990)
- PPG17** Planning for Open Space, Sport and Recreation (2002)
- PPG18** Enforcing Planning Control (1991)
- PPG19** Outdoor Advertisement Control (1992)
- PPG20** Coastal Planning (1992)
- PPG21** Tourism (cancelled) See 'Good Practice Guide on Planning for Tourism' (CLG, 2006)
- PPS22** Renewable Energy (2004)
- PPS23** Planning and Pollution Control (2004)
- PPG24** Planning and Noise (1994)
- PPS25** Development and Flood Risk (2006)

Footnote:

¹Where uses do not fall within the four main use classes they are classified as sui-generis ie. uniquely defined in their own right.

²The Town and Country Planning (Use Classes) Order 1987 is the principal order subject to a number of subsequent amendments. The above is intended as a general guide only. Reference must be made in the final instance to the Town and Country Planning Act 1990, as amended by the Use Classes (Amendment) Order 2005, and General Permitted Development (Amendment) Order 2005 and written confirmation obtained from the Local Planning Authority that no consent is required. No liability is accepted by Colin Buchanan for the information supplied without context for specific developments. Interpretations of change of use classification can only be done on a custom-made basis for any errors or omissions in the above.