

Planning Use Class Changes

On the 21st July 2020 the Government published [The Town and Country Planning \(Use Classes\) \(Amendment\)\(England\) Regulations 2020](#) which came into force on 1st September 2020.

When will this take effect?

There is a transitional period until 31st July 2021 this means for the purposes of the General Permitted Development Order (GDPO) the former use classes can still apply.

Its also means applicants can benefit from the new use class changes from 1st September 2020.

What are the changes?

The full changes to the legislation can be viewed via the above link. A table of changes has also been summarised below.

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Change of use class from 1 September 2021	Former use class and use class until 31 July 2021 during transitional period	Summary of Changes
Class B2 General industry	B2 – General industrial Industrial process other than that falling within Class B1	No change
Class B8 Storage and distribution	B8 – Storage and distribution Use for storage or as a distribution centre	No change
Class C1 Hotels	C1 – Hotels Hotels, boarding guest houses (where no significant element of care is provided)	No change
Class C2 Residential institutions	C2 – Residential institutions Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes	No change
Class C2a Secure residential institutions	C2a – Secure residential institutions Prisons, young offenders' institutions, detention centres, secure training centres etc.	No change
Class C3 Dwelling-houses	C3 – Dwelling-houses Uses as a dwelling-house (whether or not as main residence) by: A single person or by people to be regarded as forming a single household Not more than 6 residents	No change
Class C4 Houses in Multiple Occupation	C4 - Houses in Multiple Occupation	No change
Class E Commercial, Business and Service Shops, restaurants, financial and professional services, indoor sport, recreation or fitness, not involving motorised vehicles or firearms, health or medical services, creche, nursery or day centre principally to visiting members of the public, an office, research and development, or any industrial process that can be carried out in any residential area without detriment to amenity.	A1 - Shops (part) 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 A2 -Financial and professional services Banks, building societies, estate and employment agencies, professional services (not health or medical services) A3 – Food and drink Restaurants and cafes 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 the amenity of the area)	New use class incorporating the former use classes A1, A2, A3, B1, D1 (part) and D2(part)

	<p>D1 - Non-residential institutions (part) Clinics, health centres, creches, day nurseries, day centre</p> <p>D2 – Assembly and leisure (part) Gymnasiums, indoor recreations not involving motorised vehicles or firearms</p>	
<p>Class F1 Learning and non-residential institutions</p>	<p>D1 – Non-residential institutions (part) Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law court</p>	New use class incorporating former use class D1 (part)
<p>Class F2 Local community uses</p> <p>Community halls, outdoor sport or recreation not involving motorised vehicles or firearms, indoor or outdoor swimming pools or skating rinks, shop of less than 280sqm selling essential goods and at least 1km from a similar shop</p>	<p>D2 – Assembly and leisure (part) Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms</p> <p>A1 – Shops (part)</p>	New use class incorporating use classes D2 (part) and A1(part)
<p>Sui generis Uses which do not fall within the specified use classes above</p> <p>Includes theatres, large HMO (more than 6 people sharing), hostels, petrol filling stations, shops selling and/or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, launderettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations, betting offices, pay day loan shops, pubs or drinking establishments, drinking establishments with expanded food provision, hot food takeaways, venues for live music performance, cinemas, concert halls, bingo halls, dance halls.</p>	<p>A4 - Pub or drinking establishment</p> <p>A5 - Hot food takeaway</p> <p>D2 – Assembly and leisure (part) Cinemas, concert halls, bingo halls and dance halls</p> <p>Sui Generis Includes theatres, large HMO (more than 6 people sharing), hostels, petrol filling stations, shops selling and/or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, launderettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations, betting offices, pay day loan shops</p>	Expanded, includes former sui generis as well as incorporating A4, A5 and D2 (part).