

Permitted Changes of Use in England (1st August 2017)

The table below is intended as general guidance only. Reference should be made to the Town and Country Planning (Use Classes) Order 1987 (as amended), the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for details of any requirements for any application for determination as to whether the prior approval of the local planning authority (LPA) will be required, (which may include the prior approval of building operations).

Use Class	Use	Permitted Change
A1 Shops / Retail	Shops, hairdressers, post offices, travel agencies, sale of cold food for consumption off premises, funeral directors, hire shops, dry cleaners, and internet cafes.	Permitted change to or from a mixed use as A1 or A2 & up to 2 flats; Permitted change of A1 or mixed A1 and dwellinghouse to C3 (subject to prior approval, max 150m ²); Permitted change to A2; Permitted change to A3 (subject to prior approval, max 150m ⁵); Permitted change to D2 (subject to prior approval, max 200m ²); Temporary permitted change (2 years) to A2, A3, B1 (interchangeable with notification to the council, max 150m ²)
A2 Financial and Professional Services	Banks, building societies, estate agents, employment agencies, professional services.	Permitted change to A1 where there is a display window at ground floor level. Permitted change to or from a mixed use for any purpose within A2 and up to 2 flats and for A1 and up to 2 flats, where there is a display window at ground floor level; Permitted change from A2 or mixed A2 and dwellinghouse to C3 (subject to prior approval, max 150m ²); Permitted change to A3 (subject to prior approval, max 150m ²); Permitted change to D2 (subject to prior approval, max 200m ²); Temporary permitted change (2years) to A1, A3, B1 (interchangeable with notification to the council, max 150m ²)
A3 Food and Drink	Restaurants and cafes.	Permitted change to Class A1 and Class A2 Temporary permitted change (2 years) to A1, A2, B1 (interchangeable with notification to the council, max 150m ²)
A4 Drinking Establishments	Public houses, bars or other drinking establishments.	Permitted change to drinking establishment with expanded food provision
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises.	Permitted change to A1, A2 or A3 Temporary permitted change (2 years) to A1, A2, A3 B1 (interchangeable with notification to the council, max 150m ²)

Use Class	Use	Permitted Change
B1 Business	B1(a) – Office other than a use within Class A2. B1(b) – Research and development of products or processes B1(c) – Light industrial uses that can be carried out in residential areas	Permitted B1 change to B8 (max 500m ²) Temporary permitted change (2 years) to A1, A2, A3 (interchangeable with notification to the council, max 150m ²) Permitted B1 change to state-funded school or registered nurse (subject to prior approval)
B1(a) Office	Office other than a use within Class A2.	B1(a) office permitted change to C3 (to be completed within a period of 3 years from prior approval date);
B1(c) Light Industrial	Light industrial uses that can be carried out in residential areas. Joinery workshops, tailors, printworks, commercial kitchen, workshops	Permitted change (from 1 October 2017 until 30 September 2020 only) from B1(c) to C3, subject to prior approval (max 500m ²), completion within 3 years of prior approval date
B2 General Industry	Industrial process other than that falling within Class B1	Permitted change to B1 and B8 (max 500m ²)
B8 Storage or Distribution	Storage or distribution centres	Permitted change to B1 (max 500m ²) Permitted change to C3 (subject to prior approval, max 500m ²) until 15 April 2018

Use Class	Use	Permitted Change
C1 Hotels	Hotels, boarding and guest houses (where no significant element of care is provided)	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2 Residential Institutions	Residential accommodation and care to people in need of care, hospitals, nursing homes, residential schools, colleges or training centres.	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2a Secure Residential Institutions	Prisons, young offenders' institutions, detention centres, custody centres, secure training centres, secure hospitals, secure local authority accommodation, military barracks	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)

C3 Dwellinghouses	Use as a dwellinghouse by a) A single person or by people to regarded as forming a single household b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)	Permitted change to C4
C4 Houses in Multiple Occupation (HMO)	Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation' (HMO). Please note, Large HMOs (more than 6 people are unclassified and therefore sui generis)	Permitted change to C3

Please note: Any building in any Use Class can be used as a state-funded school for 2 academic years (Class A4 buildings are not included within this).

Please note: Permitted development rights can be removed by an Article 4 Direction. It is advised to check whether an Article 4 Direction is in place before proceeding with a permitted change of use. Please contact us if you require further assistance.

Use Class	Use	Permitted Change
D1 Non-residential Institutions	Clinics, health centres, day nurseries, schools, non-residential education and training centres, museums, public libraries, exhibition halls, places of worship, law courts	Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification to the council, max 150m ²)
D2 Assembly and Leisure	Cinemas, concert halls, bingo halls, dance halls, swimming pools, ice skating rinks, gymnasiums, other areas for indoor and outdoor sports	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval) Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification to the council, max 150m ²)



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Use Class	Use	Permitted Change
Sui Generis Uses which do not fall within any of the above specified classes	Includes theatres, large HMOs (more than 6 people sharing), hostels, petrol stations, shops selling and / or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, laundrettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations, betting office, pay day loan shop	Casino to A2 (subject to prior approval); Casino to D2; Amusement centre or casino to C3 (subject to prior approval, max 150m ²); Betting office or payday loan shop to <ul style="list-style-type: none"> - A1 or mixed use A1 and up to 2 flats (if a display window at ground floor level), - A2 or A2 mixed use and up to 2 flats, - A3 (max 150m²), - D2 (subject to prior approval, max 200m²), - C3 (subject to prior approval, max 150m²), or - mixed use betting office or pay day load shop and up to two flats Use as betting office, pay day loan shop or laundrette to C3 (subject to prior approval, max 150m ²); Mixed use betting office, pay day loan shop or laundrette and dwellinghouse to C3 (subject to prior approval, max 150m ²); Mixed use betting office and up to two flats to <ul style="list-style-type: none"> - A1 (if a display window at ground floor level), - A2 or betting office or pay day loan shop Temporary permitted change (2 years, max 150m ²) from betting office or pay day loan shop to A1, A2, A3 or B1