

SCHEDULE 10 - TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987

The Use Classes Order groups together certain similar uses into one classification and allows changes within that classification without the need for express planning permission. The Order is divided into four parts which are further sub-divided into different Use Classes:-

- Part A deals with high street, retail and service outlets;
- Part B deals with other offices and industrial uses;
- Part C deals with residential uses; and
- Part D deals with non-residential uses.

Uses that do not fall within any of the Use Classes are referred to as 'sui-generis', in a class of their own. (Some of the information contained below is adapted from the detailed wording contained in the Order, or amendments undertaken since its original publication).

PART A

Class A1. Shops.

Use for all or any of the following purposes:-

- (a) for the retail sale of goods other than hot food;
- (b) as a post office;
- (c) for the sale of tickets or as a travel agency;
- (d) for the sale of sandwiches or other cold food consumption off the premises;
- (e) for hairdressing;
- (f) for the direction of funerals;
- (g) for the display of goods for sale;
- (h) for the hiring out of domestic or personal goods or articles;
- (i) for the washing or cleaning of clothes or fabrics on the premises; or
- (j) for the reception of goods to be washed, cleaned or repaired

where the sale, display or service is to visiting members of the public.

Class A2. Financial and professional services.

Use for the provision of:-

- (a) financial services;
- (b) professional services (other than health or medical services); or
- (c) any other services (including use as a betting office) which it is appropriate to provide in a shopping area

where the services are provided principally to visiting members of the public.

Class A3. Food and drink.

Use for the sale of food and drink for consumption on the premises or of hot food for consumption off the premises.

PART B

Class B1. Business.

Use for all or any of the following purposes:-

- (a) as an office other than a use within class A2 (financial and professional services);
- (b) for research and development of products or processes; or
- (c) for any industrial process

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, soot, ash, dust or grit.

Class B2. General industrial.

Use for carrying on of an industrial process other than one falling within class B1 above.

Class B8. Storage or distribution.

Use for storage or as a distribution centre.

(Classes B3 - B7 (special industrial classes) were revoked in 1995)

PART C

Class C1. Hotels.

Use as a hotel, or as a boarding or guest house where in each case no significant element of care is provided.

Class C2. Residential institutions.

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)). Use as a hospital or nursing home. Use as a residential school, college or training centre.

Class C3. Dwellinghouses.

Use as a dwellinghouse (whether or not as a sole or main residence):-

- (a) by a single person or by people living together as a family; or
- (b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

PART D

Class D1. Non-residential institutions.

Any use not including a residential use:-

- (a) for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner;
- (b) as a crèche, day nursery or day centre;
- (c) for the provision of education;
- (d) for the display of works of art (otherwise than for sale or hire);
- (e) as a museum;
- (f) as a public library or public reading room;

- (g) as a public or exhibition hall; or
- (h) for, or in connection with, public or religious instruction.

Class D2, Assembly and leisure.

Use as:-

- (a) a cinema;
- (b) a concert hall;
- (c) a bingo hall or casino;
- (d) a dance hall; or
- (e) a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.

Sui-generis

A variety of uses do not fit into any of the above classes. They tend to be definable uses in their own right with specific on-site requirements. These include the following:-

- (a) as a theatre;
- (b) as an amusement arcade or centre, or a funfair;
- (c) as a laundrette;
- (d) for the sale of fuel for motor vehicles;
- (e) for the sale or display for sale of motor vehicles;
- (f) for a taxi business or business for the hire of motor vehicles;
- (g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles;
- (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906;
- (i) as a hostel; or
- (j) as a waste disposal installation for the incineration, chemical treatment or landfill of waste to which Directive 91/689/EEC applies.