

USE CLASSES ORDER (ENGLAND)

and permitted development rights



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 (but not sorting offices),
- c) for the sale of tickets or as a travel agency,
- d) for the sale of sandwiches or other cold food for 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,
- j) for the reception of goods to be washed, cleaned or repaired,
- k) as an internet cafe, where the primary purpose of the premises is to provide facilities for enabling members of the public to access the internet;

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

Class A2 – Financial & Professional Services

Use for the provision of:

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

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

Class A3 – Restaurants and Cafes

Use for the sale of food for consumption on the premises.

Class A4 – Drinking Establishments

Use as a public house, wine-bar or other drinking establishment (but not night clubs).

Class A5 – Hot Food Takeaways

Use for the sale 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, smoke, soot ash, dust or grit.

Class B2 – General Industrial

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

Class B8 – Storage and Distribution

Use for storage or as a distribution centre.

PART C

Class C1 – Hotels

Use as a hotel, 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).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

Class C2A – Secure Residential Institutions

Use for the 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.

Class C3 – Dwellinghouses

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; or
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

Interpretation: For the purposes of Class C3(a) "single household" shall be construed in accordance with section 258 of the Housing Act 2004(a).

Class C4 – Houses in Multiple Occupation

Use of a dwellinghouse by not more than six residents as a "house in multiple occupation".

1. For the purposes of Class C4 a house in multiple occupation does not include a converted block of flats to which section 257 of the Housing Act 2004 applies but otherwise has the same meaning as in section 254 of the Housing Act 2004.
2. HMO's with more than six residents are considered a sui generis use.

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PART D

Class D 1 – Non-residential Institutions

Any use not including a residential use:

- for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner,
- as a crèche, day nursery or day centre,
- for the provision of education,
- for the display of works of art (otherwise than for sale or hire),
- as a museum,
- as a public library or public reading room,
- as a public hall or exhibition hall,
- for, or in connection with, public worship or religious instruction,
- as a law court.

Class D2 – Assembly and Leisure

Use as:

- a cinema,
- a concert hall,
- a bingo hall
- a dance hall,
- a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.

SUI GENERIS USES

There is no specified class for the following uses:

- a theatre,
- an amusement arcade or funfair,
- as a laundrette,
- for the sale of fuel for motor vehicles,
- for the sale or display for sale of motor vehicles,
- for a taxi business or business for the hire of motor vehicles,
- as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of vehicles,
- for any work registerable under the Alkali etc Works Registration Act 1906,
- as a hostel,
- as a waste disposal installation for the incineration, chemical treatments, or landfill of waste to which Directive 91/689EEC applies,
- as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,
- as a nightclub,
- as a casino,
- as a betting office,
- as a payday loan shop.

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PERMITTED DEVELOPMENT RIGHTS

FROM	TO
A1 (shops)	A2, A3 up to 150m ² subject to Prior Approval, D2 up to 200m ² subject to Prior Approval and only if the premises was in A1 use on 5 th December 2013. A mixed use comprising an A1 or A2 use and up to 2 flats may also be permitted subject to meeting certain conditions. C3 if the cumulative floorspace of the building is under 150m ² and subject to Prior Approval.
A2 (professional and financial services) when premises have a display at ground level, but excluding betting offices or pay day loan shops.	A1, A3 up to 150m ² subject to Prior Approval, D2 up to 200m ² subject to Prior Approval and only if the premises was in A2 use on 5 th December 2013. A mixed use comprising an A1 or A2 use and up to 2 flats may also be permitted subject to meeting certain conditions. C3 if the cumulative floorspace of the building is under 150m ² and subject to Prior Approval.
A3 (restaurants and cafes)	A1 or A2
A4 (drinking establishments)	A1, A2 or A3 except buildings that may be defined as "community assets".
A5 (hot food takeaways)	A1, A2 or A3
B1 (business)	B8 up to 500m ² , C3 subject to Prior Approval.
B2 (general industrial)	B1, B8 up to 500m ²
B8 (storage and distribution)	B1 up to 500m ² , C3 up to 500m ² subject to Prior Approval.
C3 (dwellinghouses)	C4
C4 (houses in multiple occupation)	C3
Sui Generis (casinos and amusement arcades/centres)	D2, A3 only if existing building is under 150m ² and subject to Prior Approval. C3 if the cumulative floorspace of the building is under 150m ² and subject to Prior Approval.
Sui Generis (betting offices and pay day loan shops)	A1 or A2 . C3 if the cumulative floorspace of the building is under 150m ² and subject to Prior Approval. A mixed use comprising a betting office or a pay day loan shop, or an A1 or A2 use and up to 2 flats may also be permitted subject to meeting conditions.
Sui Generis (agricultural buildings)	A1, A2, A3, B1, B8, C1, C3, D2 , all subject to meeting relevant criteria and Prior Approval.
A1, A2, A3, A4, A5, B1, D1 and D2	A1, A2, A3, B1 for a single continuous period of up to two years, subject to prior approval. Floor area changed can be no more than 150m ² in the building.

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