

[^{F1}SCHEDULE 1]

Textual Amendments

- F1** Sch. renumbered as Sch. 1 (E.) (1.9.2020) by virtue of [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(S.I. 2020/757\)](#), regs. 1(1), **12**

[^{F2}PART A

Textual Amendments

- F2** Sch. Pt. A revoked (E.) (1.9.2020) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(S.I. 2020/757\)](#), regs. 1(1), **2(a)** (with regs. 3, 4, 4A, 7) (as amended by [S.I. 2020/859](#), regs. 1, 2)

Commencement Information

- I1** Sch. Pt. A in force at 1.6.1987, see [art. 1](#)

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 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,
- [^{F3}(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,]

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

Textual Amendments

- F3** Words in Sch. Pt. A substituted (31.7.1991) by [The Town and Country Planning \(Use Classes\) \(Amendment\) Order 1991 \(S.I. 1991/1567\)](#), arts. 1, **2(2)**

Class A2. Financial and 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 ^{F4}... which it is appropriate to provide in a shopping area,

Changes to legislation: There are currently no known outstanding effects for the *The Town and Country Planning (Use Classes) Order 1987*. (See end of Document for details)

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

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Textual Amendments

F4 Words in *Sch. Pt. A Class A2(c)* omitted (20.10.2022) by virtue of *The Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022* (S.I. 2022/994), arts. 1(1), **2(3)**

Class A3. Food and drink

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

PART B

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Commencement Information

I2 *Sch. Pt. B* in force at 1.6.1987, see **art. 1**

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 ^{F5}....

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Textual Amendments

F5 Words in *Sch. Pt. B Class B2* omitted (9.3.1995) by virtue of *The Town and Country Planning (Use Classes) (Amendment) Order 1995* (S.I. 1995/297), arts. 1(1), **2(2)(a)**

Class B3. Special Industrial Group A

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Textual Amendments

F6 *Sch. Pt. B Class B3* omitted (31.3.1992) by *The Town and Country Planning (Use Classes) (Amendment) Order 1992* (S.I. 1992/610), arts. 1(1), **2(2)(b)**

Class B4. Special Industrial Group B

F7

Textual Amendments

- F7 Sch. Pt. B Classes B4-B7 omitted (9.3.1995) by virtue of [The Town and Country Planning \(Use Classes\) \(Amendment\) Order 1995 \(S.I. 1995/297\)](#), arts. 1(1), **2(2)(b)**

Class B5. Special Industrial Group C

F7

Textual Amendments

- F7 Sch. Pt. B Classes B4-B7 omitted (9.3.1995) by virtue of [The Town and Country Planning \(Use Classes\) \(Amendment\) Order 1995 \(S.I. 1995/297\)](#), arts. 1(1), **2(2)(b)**

Class B6. Special Industrial Group D

F7

Textual Amendments

- F7 Sch. Pt. B Classes B4-B7 omitted (9.3.1995) by virtue of [The Town and Country Planning \(Use Classes\) \(Amendment\) Order 1995 \(S.I. 1995/297\)](#), arts. 1(1), **2(2)(b)**

Class B7. Special Industrial Group E

F7

Textual Amendments

- F7 Sch. Pt. B Classes B4-B7 omitted (9.3.1995) by virtue of [The Town and Country Planning \(Use Classes\) \(Amendment\) Order 1995 \(S.I. 1995/297\)](#), arts. 1(1), **2(2)(b)**

Class B8. Storage or distribution

Use for storage or as a distribution centre.

PART C

Commencement Information

- I3 Sch. Pt. C in force at 1.6.1987, see [art. 1](#)

^{F8}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.]

Textual Amendments

- F8** Sch. Pt. C Class C1 substituted (4.4.1994) by [The Town and Country Planning \(Use Classes\) \(Amendment\) Order 1994 \(S.I. 1994/724\)](#), arts. 1(1), **2(2)**

Class C2. Residential institutions

Use for the provision of residential accommodation and care to people in need of care (other than a use within ^{F9}Class C3. Dwellinghouses, used as sole or main residences]).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

Textual Amendments

- F9** Words in Sch. Pt. C Class C2 substituted (20.10.2022) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2022 \(S.I. 2022/994\)](#), arts. 1(1), **2(4)(a)**

^{F10}^{F11}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 military barracks.]

Textual Amendments

- F10** Sch. Pt. C Class C2A inserted (E.) (6.4.2010) by virtue of [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Order 2010 \(S.I. 2010/653\)](#), arts. 1(1), **2(2)**
- F11** Sch. Pt. C Class C2A inserted (W.) (7.6.2006) by [The Town and Country Planning \(Miscellaneous Amendments and Modifications relating to Crown Land\) \(Wales\) Order 2006 \(S.I. 2006/1386\)](#), arts. 1(1), **2(2)**

^{F12}^{F13}Class C3. [^{F14}Dwellinghouses, used as sole or main residences]

Use as a dwellinghouse ^{F15}, as a sole or main residence and occupied for more than 183 days in a calendar year] 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).

Textual Amendments

- F12** Sch. Pt. C Class C3 substituted (with a minor difference of wording in "Interpretation of Class C3") (W.) (25.2.2016) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2016 \(S.I. 2016/28\)](#), arts. 1(1), **2(2)**
- F13** Sch. Pt. C Class C3 substituted (E.) (6.4.2010) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Order 2010 \(S.I. 2010/653\)](#), arts. 1(1), **2(3)**
- F14** Words in Sch. Pt. C Class C3 heading substituted (20.10.2022) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2022 \(S.I. 2022/994\)](#), arts. 1(1), **2(4)(b)**
- F15** Words in Sch. Pt. C Class C3 substituted (20.10.2022) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2022 \(S.I. 2022/994\)](#), arts. 1(1), **2(4)(c)**

Interpretation of Class C3

For the purposes of Class C3^{F16} ... “single household” [^{F12}is to] be construed in accordance with section 258 of the Housing Act 2004.][^{F17}In the calculation of the 183 days, any time spent by single households in accommodation provided in connection with a person’s occupation, such as oil rigs or barracks, contributes to the 183 days.]

Textual Amendments

- F12** Sch. Pt. C Class C3 substituted (with a minor difference of wording in "Interpretation of Class C3") (W.) (25.2.2016) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2016 \(S.I. 2016/28\)](#), arts. 1(1), **2(2)**
- F13** Sch. Pt. C Class C3 substituted (E.) (6.4.2010) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Order 2010 \(S.I. 2010/653\)](#), arts. 1(1), **2(3)**
- F16** Word in Sch. Pt. C Class C3 omitted (20.10.2022) by virtue of [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2022 \(S.I. 2022/994\)](#), arts. 1(1), **2(4)(d)(i)**
- F17** Words in Sch. Pt. C Class C3 inserted (20.10.2022) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2022 \(S.I. 2022/994\)](#), arts. 1(1), **2(4)(d)(ii)**

[^{F18}Class C4. Houses in multiple occupation

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

Textual Amendments

- F18** Sch. Pt. C Class C4 inserted (E.) (6.4.2010) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Order 2010 \(S.I. 2010/653\)](#), arts. 1(1), **2(4)**
Sch. Pt. C Class C4 inserted (W.) (25.2.2016) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2016 \(S.I. 2016/28\)](#), arts. 1(1), **2(3)**

Interpretation of Class C4

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.]

Changes to legislation: There are currently no known outstanding effects for the *The Town and Country Planning (Use Classes) Order 1987*. (See end of Document for details)

Textual Amendments

- F18** Sch. Pt. C Class C4 inserted (E.) (6.4.2010) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Order 2010 \(S.I. 2010/653\)](#), arts. 1(1), **2(4)**
Sch. Pt. C Class C4 inserted (W.) (25.2.2016) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2016 \(S.I. 2016/28\)](#), arts. 1(1), **2(3)**

[^{F19}Class C5. Dwellinghouses, used otherwise than as sole or main residences

Use as a dwellinghouse, otherwise than as a sole or main residence and occupied for 183 days or fewer 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).

Textual Amendments

- F19** Sch. Pt. C Class C5 inserted (20.10.2022) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2022 \(S.I. 2022/994\)](#), arts. 1(1), **2(4)(e)**

Interpretation of Class C5

For the purposes of Class C5 “single household” is to be construed in accordance with section 258 of the Housing Act 2004.]

Textual Amendments

- F19** Sch. Pt. C Class C5 inserted (20.10.2022) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2022 \(S.I. 2022/994\)](#), arts. 1(1), **2(4)(e)**

[^{F20}Class C6. Short-term lets

Use of a dwellinghouse for commercial short-term letting not longer than 31 days for each period of occupation.]

Textual Amendments

- F20** Sch. Pt. C Class C6 inserted (20.10.2022) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(Wales\) Order 2022 \(S.I. 2022/994\)](#), arts. 1(1), **2(4)(f)**

[^{F21}PART D

Textual Amendments

- F21** Sch. Pt. D revoked (E.) (1.9.2020) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(S.I. 2020/757\)](#), regs. 1(1), 2(a) (with regs. 3, 4, 4A) (as amended by [S.I. 2020/859](#), regs. 1, 2)

Commencement Information

- I4** Sch. Pt. D in force at 1.6.1987, see [art. 1](#)

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 hall or exhibition hall,
 - (h) for, or in connection with, public worship or religious instruction.
- [^{F22}(i) as a law court.]

Textual Amendments

- F22** Words in Sch. Pt. D inserted (W.) (7.6.2006) by [The Town and Country Planning \(Miscellaneous Amendments and Modifications relating to Crown Land\) \(Wales\) Order 2006 \(S.I. 2006/1386\)](#), arts. 1(1), 2(3)

Class D2. Assembly and leisure

Use as —

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

[^{F23}SCHEDULE 2

Article 3

Textual Amendments

- F23** Sch. 2 inserted (E.) (1.9.2020) by [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(S.I. 2020/757\)](#), regs. 1(1), **13** (with reg. 7) (as amended by S.I. 2020/895, regs. 1, **2(2)**)

PART A**Commercial, Business and Service****Class E. Commercial, Business and Service**

Use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms [^{F24}or use as a swimming pool or skating rink], principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - (iii) 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.

Textual Amendments

- F24** Words in [Sch. 2 Pt. A](#) inserted (21.4.2021) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) Order 2021 \(S.I. 2021/428\)](#), arts. 1(1), **13** (with art. 15(3))

PART B

Local Community and Learning

Class F.1 Learning and non-residential institutions

Any use not including residential use—

- (a) for the provision of education,
- (b) for the display of works of art (otherwise than for sale or hire),
- (c) as a museum,
- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court.

Class F.2 Local community

Use as—

- (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where—
 - (i) the shop's premises cover an area not more than 280 square metres, and
 - (ii) there is no other such facility within 1000 metre radius of the shop's location,
- (b) a hall or meeting place for the principal use of the local community,
- (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d) an indoor or outdoor swimming pool or skating rink.]

Nicholas Ridley
Secretary of State for the Environment

Changes to legislation:

There are currently no known outstanding effects for the The Town and Country Planning (Use Classes) Order 1987.