
BROXTOWE LOCAL PLAN - Appendix 3

Use Classes Order: Summary Extract

The Town & Country Planning (Use Classes) Order 1987 categorises land uses into 11 classes for the purposes of determining what constitutes a “material” change of use under planning control, i.e. where planning permission needs to be obtained. Any changes within a class, e.g. a post office to a travel agent, do not require planning permission (both Class A1) whereas most changes of use between different classes, e.g. residential (C3) to office (B1) do need planning permission. The General Permitted Development Order 1995 also specifies certain changes between classes which do not require planning permission, e.g. A3 can become A2 or A1; A2 can become A1; B8 and B1 are interchangeable for premises up to 235 sq. m floor space. Certain uses do not fall within the Order and are termed “sui generis” (means ‘standing on its own’), e.g. builders’ yards, petrol filling stations. Proposed changes of use to or from any of the “sui generis” uses always require planning permission.

Please note that a review of Class A3 is expected in 2005.

The following list summarises the 11 classes of the Order.

Class

RETAILING & SERVICES

- A1** Shops including all normal shops plus showrooms, post offices, hairdressers, ticket and travel agencies, undertakers, but not A3, or motor vehicles sale/display, launderettes, amusement centres.
- A2** Financial and Professional Services including any other services appropriately located in a shopping area (such as a betting office), where the services are provided principally to visiting members of the public (not health or medical services – see D1).
- A3** Food and Drink including all cases where consumption is on the premises such as cafes and public houses but also covers hot food takeaways.

INDUSTRIAL AND BUSINESS USES

- B1** Offices, Research Establishments, Light Industry 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.
- B2** General Industry which involves the carrying on of an industrial process other than one within Class B1.
- B8** Storage and Distribution, Warehousing

RESIDENTIAL USES

- C1** Hotels (where there is no significant element of care to people in need)
- C2** Residential Institutions where there is an element of care to people in need, (such as homes for elderly persons), including hospitals and nursing homes; also residential educational establishments.
- C3** Dwellinghouses which can include up to 6 residents living together as a single household, and can include an element of care.

INSITITUTIONAL USES

- D1** Non-residential Institutions including: medical and health services, a crèche, day nursery, or day centre, education, art gallery (no sales), museum, public library, exhibition hall, or religious premises.
- D2** Assembly and Leisure including: a cinema, concert hall, bingo hall or casino, dance hall, swimming bath, skating rink, gymnasium or area for either indoor or outdoor sports or recreation, not involving motorised vehicles or firearms.

Uses expressly defined as excluded from a use class or classes (sui generis)

- a theatre
- an amusement arcade or centre, or a fun fair
- a launderette
- a hostel
- sales of fuel or motor vehicles
- taxi business or car/van hire business
- scrapyards, storage/breaking of vehicles