

2 Friarsgate, Grosvenor Street, Chester, CH1 1XG

## COMMERCIAL PROPERTY USE CLASSES

USE CLASSES	USE/DESCRIPTION OF DEVELOPMENT	PERMITTED CHANGE
<b>A1</b> Shops	Shops, Retail Warehouses, Post Offices, Ticket and Travel Agents, Hairdressers, Funeral Director & Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes and Cyber Cafes.	<b>No Permitted Change except to mixed use as a shop and single flat and vice versa</b>
<b>A2</b> Financial & Professional Services	Financial Services (Banks, Building Societies and Bureau de Change), Professional Services (excluding Health or Medical Services) (Estate Agents and Employment Agencies). Other Services – Betting Shops. Principally where services are provided to visiting members of the public.	<b>A1 (where there is a ground floor display window) plus as above</b>
<b>A3</b> Restaurants and Cafes	Restaurants, Snack Bars and Cafes – Use for the sale of food for consumption on the premises.	<b>A1 or A2</b>
<b>A4</b> Drinking Establishments	Use as a Public House, Wine-Bar or other Drinking Establishment. The primary purpose is the sale and consumption of alcoholic drink on the premises.	<b>A1, A2 or A3</b>
<b>A5</b> Hot Food Takeaway	Use for the sale of hot food for consumption off the premises.	<b>A1, A2 or A3</b>
<b>B1</b> Business	(a) Offices other than in a use within Class A2 (Financial and Professional Services). (b) Research and Development – Laboratories, Studios (c) Light Industrial	<b>B8 (where no more than 235 sq m)</b>
<b>B2</b> General Industrial	General Industry (Other than Classified as in B1). The former 'Special Industrial' Use Classes B3-B7, are all now encompassed in the B2 Use Class.	<b>B1 (unlimited) or B8 (where no more than 235 sq m)</b>
<b>B8</b> Storage or Distribution	Storage or Distribution Centres.	<b>B1 (where no more than 235 sq m)</b>
<b>C1</b> Hotels	Hotels, Boarding Houses & Guest Houses. Development falls within this class if 'no significant element of care is provided'.	<b>No Permitted Change</b>
<b>C2</b> Residential Institutions	Hospitals, Nursing Homes, Residential School and Training Centres. Use for the provision of residential accommodation and care to people in need of care	<b>No Permitted Change</b>
<b>C2A</b> Secure Residential Institution	Use for a 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.	<b>No Permitted Change</b>
<b>C3</b> Dwellinghouses	Dwellings for individuals, families or not more than six people living together as a single household.	<b>No Permitted Change</b>
<b>D1</b> Non-Residential Institutions	Medical & Health Services, Creche, Day Nursery, Day Centres, Museums, Public Halls, Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Church Halls, Law Courts.	<b>No Permitted Change</b>
<b>D2</b> Assembly & Leisure	Cinemas, Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls, Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicles or firearms.	<b>No Permitted Change</b>
<b>Sui Generis</b>	There are many uses that are not specifically categorised by the four main use classes. These uses are classified as sui generis. For example: Petrol Stations, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Taxi or Vehicle Hire Businesses & the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Scrap Yards, Casinos.	<b>No Permitted Change (except Casinos: permitted change from Sui Generis to D2)</b>

Use Classes order 1987 – including amendments of 2005 and 2006. This summary provides a guide to the Use classes order in England, and does not purport to be comprehensive. The Use Classes Order can be subject to interpretation and amendment and we would recommend professional advice is taken if in doubt.

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## COMMERCIAL PROPERTY USE CLASSES

The Town and Country Planning (General Permitted Development) (England) Order 2015 has been introduced to provide additional measures which are briefly as follows:-

- existing shops (Use Class A1) to change to premises providing financial and professional services (Use Class A2)
- existing shops (Use Class A1), financial and professional services (Use Class A2), betting offices, pay day loan shops and casinos up to 150 sq f t change to restaurants and cafes (Use Classes A3) in all but the most sensitive locations and for limited building works to allow the installation of extraction and ventilation units, and for waste storage and management; and
- existing shops (Use Class A1) and financial and professional services (Use Class A2) of up to 200 sq m to change to assembly and leisure uses (Use Class D2)