

Raymond Stemp Associates Ltd
Planning and Development Consultants

NEWSLETTER

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The Government has introduced significant changes to the Use Class Regulations in line with its intention to free up the planning system. These changes aim to revitalise town centres which, in many places, are in decline.

Use Classes

The [Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#) puts uses of land and buildings into various categories known as 'Use Classes'

What has changed?

*The old Use Class Regulations are now some 33 years out of date. The new Use Classes Order introduces **two new classes**, namely [Class E](#) and [Class F](#).*

[Class E covers Commercial, Business and Services](#)

Shops, formerly A1 use, now Use Class E

Financial and professional services, formerly A2 use, now Use Class E

Food and Drink (mainly on the premises), formerly use Class A3, now Use Class E

Business (Office, Research and Development and Light Industrial Process) formerly Use Class B1, now Use Class E

Non residential Institutions (Medical or Health Services, Creches, Day Nurseries and Centres), formerly Use Class D1, now Use Class E

CHANGING WITHIN THE SAME USE CLASS

The principal of a change of use within the same Use Class remains without the need to obtain planning permission.

Thus, a change of use from an office to a shop or to a creche, would all take place without the need to obtain planning permission as the Use Classes Order states that a change of use from one use to another (all within the same Use Class) is not development and therefore planning permission is not required.

If a building is not being used or occupied for the use permitted under an existing planning permission, it will need to be brought into that use before it can then change to another use within Class E.

Assembly and leisure (indoor sport, recreation or fitness, gyms), formerly Use Class D2 now Use Class E

New Classes F1 and F2 apply to Learning and Non-residential Institutions and Local Community Uses respectively.

Non-residential institutions (education, art galleries, museums, public libraries, public exhibition halls, places of worship and law courts), formerly Use Class D1, now Use Class F1

A shop no larger than 280sqm (selling essential goods and at least 1km from another similar shop), community halls, outdoor sports/ recreation areas, indoor or outdoor swimming pools, skating rinks), formerly Use Class D1, now Use Class F2.

Other changes include taking some specific uses out of their former classes and are now considered to be "Sui Generis"

Public houses, wine bars, drinking establishments, formerly Use Class A4 now classed as Sui Generis.

Hot food take aways, formerly Use Class A5, now classed as Sui Generis

Cinemas, concert halls, bingo halls, light music venues, formerly Use Class D2 now classed as Sui Generis.

From September 2020 until the 31st July 2021, change of use Permitted Development rights set out in the General Planning Development Order, will continue to be applied based on the existing Use Classes, as they exist on the 31st August 2020. New Permitted Development rights will then be introduced as from 1st August 2021.

Conclusion

For further information relating to any proposed change of use, please contact RSA on

01206 274190 or email: raystemp@rsa-planning.co.uk

