



Haringey Council

Use Class Order

A 'Use Class' is a grouping together of similar land uses. For example, shops are grouped as class A1, restaurants and cafés as A3, hotels as C1.

The following classes of use are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments:

A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.

A2 Financial and professional services - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.

A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).

A5 Hot food takeaways - For the sale of hot food for consumption off the premises.

B1 Business - Offices, research and development, light industry appropriate in a residential area.

B2 General industrial

B3-B7 Special Industrial Groups - See 'Use Classes Schedule' at the following link: http://www.opsi.gov.uk/si/si1987/Uksi_19870764_en_2.htm

B8 Storage or distribution - This class includes open air storage.

C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided.

C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

C2A 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.

C3 Dwelling houses – this class is formed of 3 parts:

C3(a) – covers a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

C3(b) – up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.

C3(c) – allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

C4 Houses in Multiple Occupation – small shared dwelling houses occupied by between three and six unrelated individuals, as their only main residence, who share basic amenities such as a kitchen or bathroom.

D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).

Sui Generis (uses on their own unrelated to other uses) - Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Is the change permitted?

In certain circumstances planning permission is not required for a change of use under permitted development. The table below explains which changes are permitted:

From	To
A1 (shops)	No Permitted Change
A2 (professional and financial services) when premises have a display window at ground level	A1
A3 (restaurants and cafes)	A1 or A2
A4 (drinking establishments)	A1 or A2 or A3
A5 (hot food takeaways)	A1 or A2 or A3
B1 (business) (permission limited to 235 square metres of floor space in the building)	B8 (storage and distribution)
B2 (general industrial)	B1 (business)
B2 (general industrial) (permission limited to 235 square metres of floor space in the building)	B8 (storage and distribution)
B8 (storage and distribution) (permission limited to 235 square metres of floor space in the building)	B1 (business)
C4 (houses in multiple occupation)	C3 (dwellinghouses)
Casinos (sui generis)	D2 (assembly & leisure)

A planning application is not required for change of use in the following circumstances: from A1 or A2 to A1 plus a single flat above; and from A2 to A2 plus a single flat above. These changes are reversible without an application only if the part that is now a flat was, respectively, in either A1 or A2 use immediately before it became a flat.

Changes of use requiring a planning application

Other than the permitted changes of use listed above and changes where both uses fall within the same use class, planning permission is generally required for a material change of use.

Conversion of a dwelling

Planning Permission is required to convert a dwelling house into flats.

Further Information

For more information and guidance please contact the planning department:

Address: Development Management
639 High Road
Tottenham
London
N17 8BD

Email: planningcustomercare@haringey.gov.uk

Telephone: 020 8 489 1000

Website: www.haringey.gov.uk/planning