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YOUR REF:

OUR REF: WZF/E186-1

Camilla Lesser
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Dear Cam

Use Class E - Commercial, Business and Service Advice

A short response to your query.

The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020 introduced changes to the Town and Country Planning (Use Classes) Order 1987 ("the UCO") including, amongst other things, the introduction of a new suite of uses known as Class E uses - drawn from and combining/recalibrating a range of previously independent uses.

Section 55(2)(f) of the Town and Country Planning Act 1990 ("the Act") provides that a change of use of a building or other land does not involve development for the purpose of the Act if the new use and the former use are within the same specified class.

Class E uses encompass and replace uses previously falling within different use classes specifically Use classes A1 (retail), A2 (financial and professional), A3 (food and drink), B1 (office, research and light industrial process), D1 (non-residential institutions – clinics, health centres, nurseries etc) and D2 (assembly and leisure). The Class E uses also extend to and permit "**any other services which it is appropriate to provide in a commercial, business or service locality**" (see Class E (C) (iii)).

From 1 September 2020 if a building is being lawfully used for Class A1, A2, A3 or B1 purposes it is to be treated (for UCO purposes) as being used for a Class E use (see Regulation 7 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2020).

Class E uses extend to and include uses falling with previous Use Class D1 (a-b) and D2. Change of use can occur between any of the uses specified in Class E.

Yours sincerely

Wesley Fongenie

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