

Guide to Use Classes Order in Scotland

(from 31 March 2023)

The tables below are intended as general guidance only. Reference must be made to the Town and Country Planning (Scotland) Act 1997, the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended.

Use Class*	Use	Permitted Change	Use Class*	Use	Permitted Change
IA Shops, financial, professional and other services	<p>(1) Use -</p> <ol style="list-style-type: none"> for the retail sale of goods other than hot food; as a post office; for the sale of tickets; as a travel agency; for the sale of cold food for consumption off the premises; for hairdressing; for the direction of funerals; for the display of goods for sale; for the hiring out of domestic or personal goods or articles; as a laundrette or dry cleaners; for the reception of goods to be washed, cleaned or repaired, <p>where the sale, display or service is principally to visiting members of the public.</p> <p>(2) Use for the provision of -</p> <ol style="list-style-type: none"> financial services; professional services; any other services, which it is appropriate to provide in a shopping area and where the sale, display or service is principally to visiting members of the public. 	<p>Permitted change to Class 3, unless it would result in the change of use of a building unit situated below any part of a dwelling, or it would result in the change of use of a building or a building unit which is within 1 metre (without taking account of any communal access) of a dwelling).</p> <p>Permitted change to Class 4, if the building or building unit is 300 sqm or less.</p>	5 General Industrial	Use for the carrying on of an industrial process other than one falling within class 4 (business).	<p>Permitted change to Class 4.</p> <p>Permitted change to Class 6, only of a building whose total floor area does not exceed 235 sqm.</p>
			6 Storage or distribution	Use for storage or as a distribution centre.	Permitted change to Class 4.
			7 Hotels and hostels	Use as a hotel, boarding house, guest house, or hostel where no significant element of care is provided, other than premises where alcohol is sold to persons other than residents or to persons other than persons consuming meals on the premises and other than a use within class 9 (houses).	No permitted change.
			8 Residential institutions	<ol style="list-style-type: none"> for the provision of residential accommodation and care to people in need of care other than a use within class 9 (houses); as a hospital or nursing home; or as a residential school, college or training centre. 	No permitted change.
			8A Secure Residential institutions	Use for the 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 military barracks.	No permitted change.
3 Food and drink	Use for the sale of food or drink for consumption on the premises.	<p>Permitted change to Class IA.</p> <p>Permitted change to Class 4, if the building or building unit is 300 sqm or less.</p>	9 Houses	<ol style="list-style-type: none"> as a house, other than a flat, whether or not as a sole or main residence, by - <ol style="list-style-type: none"> a single person or by people living together as a family, or not more than 5 residents living together including a household where care is provided for residents; as a bed and breakfast establishment or guesthouse, where at any one time not more than 2 bedrooms are, or in the case of premises having less than 4 bedrooms 1 bedroom is, used for that purpose. 	No permitted change.
4 Business	<ol style="list-style-type: none"> as an office, other than a use class within paragraph 2 of class IA (financial, professional and other services); for research and development of products or processes; or for any industrial process; <p>being a use 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.</p>	Permitted change to Class 6, only of a building whose total floor area does not exceed 235 sqm.			

*(see comparison with use classes prior to March 2023 overleaf)

(table continues overleaf)

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Use Class*	Use	Permitted Change	Use Class	Use	Permitted Change
10 Non-residential institutions	Use (not including residential use)	No permitted change.	SUI GENERICIS (uses which do not fall within the specified classes above)	For the sale of hot food for consumption off the premises.	Permitted change to Class IA. Permitted change to Class 3, unless it would result in the change of use of a building unit situated below any part of a dwelling, or it would result in the change of use of a building or a building unit which is within 1 metre (without taking account of any communal access of a dwelling). Permitted change to Class 4 permitted, if the building or building unit is 300 sqm or less.
	a. as a crèche, day nursery or day centre; b. for the provision of education; c. for the display of works of art (otherwise than for sale or hire); d. as a museum; e. as a public library or public reading room; f. as a public hall or exhibition hall; or g. for, or in connection with, public worship or religious instruction, or the social or recreational activities of a religious body; h. as a law court.			For a waste disposal installation for incineration, chemical treatment (as defined in Annex IIA to Directive 75/442/EEC under heading D9), or landfill of waste to which Directive 91/689/EEC applies.	No permitted change.
11 Assembly and leisure	a. cinema; b. concert hall; c. bingo hall or casino; d. dance hall or discotheque; e. swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreation, not involving motorised vehicles or firearms.	No permitted change.		As a betting office.	Permitted change to Class IA. Permitted change to Class 3, unless it would result in the change of use of a building unit situated below any part of a dwelling, or it would result in the change of use of a building or a building unit which is within 1 metre (without taking account of any communal access) of a dwelling. Permitted change to Class 4, if the building or building unit is 300 sqm or less.
				As a pay day loan shop.	Permitted change to Class IA. Permitted change to Class 3, unless it would result in the change of use of a building unit situated below any part of a dwelling, or it would result in the change of use of a building or a building unit which is within 1 metre (without taking account of any communal access of a dwelling). Permitted change to Class 4, if the building or building unit is 300 sqm or less.
SUI GENERICIS (uses which do not fall within the specified classes above)	As a theatre.	No permitted change.		As a building for flexible commercial use.	No permitted change.
	As an amusement arcade or centre or funfair.	No permitted change.			
	For the sale of fuel for motor vehicles.	No permitted change.			
	For the sale or display for the sale of motor vehicles.	Permitted change to Class IA, only of a building whose total floor area does not exceed 235 sqm.			
	For a taxi business or for the hire of motor vehicles.	No permitted change.			
	As a scrapyard or a yard for the breaking of motor vehicles.	No permitted change.			
	For the storage or distribution of minerals.	No permitted change.			
	As a public house.	No permitted change.			
	For any work registrable under the Alkali etc. Works Regulation Act 1906(2).	No permitted change.			

*(see comparison with use classes prior to March 2023 overleaf)

Comparison with use classes prior to 31 March 2023

Use Class	Use Class up to 30 March 2023	Use Class from 31 March 2023
Shops	Class I	Class IA
The sale of fuel for motor vehicles or for a taxi business or for the hire of motor vehicles	Sui Generis	Sui Generis
Financial and professional services	Class 2	Class IA
Food and drink (where it is consumed on the premises)	Class 3	Class 3
Hot food takeaway	Sui Generis	Sui Generis
Use as a public house	Sui Generis	Sui Generis
Business	Class 4	Class 4
General Industrial	Class 5	Class 5
Storage of Distribution	Class 6	Class 6
Hotels and Hostels	Class 7	Class 7
Residential Institutions	Class 8	Class 8
Houses	Class 9	Class 9
Flats and student accommodation	Sui Generis	Sui Generis
Non-residential institutions	Class 10	Class 10
Assembly and leisure	Class 11	Class 11
Theatres, amusement arcades, funfairs	Sui Generis	Sui Generis
Launderette	Sui Generis	Use Class IA