

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 (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> <ul style="list-style-type: none"> a. for the retail sale of goods other than hot food; b. as a post office; c. for the sale of tickets; d. as a travel agency; e. for the sale of cold food for consumption off the premises; f. for hairdressing; g. for the direction of funerals; h. for the display of goods for sale; i. for the hiring out of domestic or personal goods or articles; j. as a laundrette or dry cleaners; k. 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> <ul style="list-style-type: none"> a. financial services; b. professional services; c. 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.</p> <p>Permitted change to Class 4.</p>	4 Business	<ul style="list-style-type: none"> a. as an office, other than a use class within paragraph 2 of class IA (financial, professional and other services); b. for research and development of products or processes; or c. for any industrial process; 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. 	Permitted change of up to 235 sqm to Class 6.
			5 General Industrial	Use for the carrying on of an industrial process other than one falling within class 4 (business).	Permitted change to Class 4 or up to 235 sqm to Class 6.
			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.
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.</p>	8 Residential institutions	<ul style="list-style-type: none"> a. for the provision of residential accommodation and care to people in need of care other than a use within class 9 (houses); b. as a hospital or nursing home; or c. as a residential school, college or training centre. 	No permitted change.

(table continues overleaf)

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

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Use Class*	Use	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.
9 Houses	<ul style="list-style-type: none"> a. as a house, other than a flat, whether or not as a sole or main residence, by- i. a single person or by people living together as a family, or ii. not more than 5 residents living together including a household where care is provided for residents; b. 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. 	Permitted change to Class 4 or up to 235 sqm to Class 6.
10 Non-residential institutions	Use (not including residential use) <ul style="list-style-type: none"> 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. 	No permitted change.

Use Class*	Use	Permitted Change
11 Assembly and leisure	<ul style="list-style-type: none"> 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.

Use Class	Use	Permitted Change
SUI GENERIS (uses which do not fall within the specified classes above)	<ul style="list-style-type: none"> a. as a theatre; b. as an amusement arcade or centre or funfair; c. for the sale of fuel for motor vehicles; d. for the sale or display for sale of motor vehicles; e. for a taxi business or for the hire of motor vehicles; f. as a scrapyard or a yard for the breaking of motor vehicles; g. for the storage or distribution of minerals; h. as a public house; i. for any work registrable under the Alkali etc. Works Regulation Act 1906(2); j. for the sale of hot food for consumption off the premises; k. as a waste disposal installation for the incineration, chemical treatment or landfill of waste; l. as a betting office; m. as a pay day loan shop; or n. a building for flexible commercial use. 	Permitted change of a car showroom to up to 235sqm of Class 1A. Permitted change of a hot food takeaway to Class 1A. Permitted change of betting shops, pay day loan shops and hot food takeaways to Class 3. This does not apply if any part of a dwelling is located above/within 1 metre of a building that would change to class 3. Permitted change of betting shops, pay day loan shops and hot food takeaways to Class 4, provided the building floorspace does not exceed 300 square metres. Permitted change of betting shops and pay day loan shops to Class 1A.

*(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 IO	Class IO
Assembly and leisure	Class II	Class II
Theatres, amusement arcades, funfairs	Sui Generis	Sui Generis
Launderette	Sui Generis	Sui Generis