

# 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
<b>IA</b> <b>Shops, financial, professional and other services</b>	<p>(1) Use -</p> <ol style="list-style-type: none"> <li>for the retail sale of goods other than hot food;</li> <li>as a post office;</li> <li>for the sale of tickets;</li> <li>as a travel agency;</li> <li>for the sale of cold food for consumption off the premises;</li> <li>for hairdressing;</li> <li>for the direction of funerals;</li> <li>for the display of goods for sale;</li> <li>for the hiring out of domestic or personal goods or articles;</li> <li>as a laundrette or dry cleaners;</li> <li>for the reception of goods to be washed, cleaned or repaired,</li> </ol> <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"> <li>financial services;</li> <li>professional services;</li> <li>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.</li> </ol>	<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>	<b>5</b> <b>General Industrial</b>	<p>Use for the carrying on of an industrial process other than one falling within class 4 (business).</p>	<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>
<b>3</b> <b>Food and drink</b>	<p>Use for the sale of food or drink for consumption on the premises.</p>	<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>	<b>6</b> <b>Storage or distribution</b>	<p>Use for storage or as a distribution centre.</p>	<p>Permitted change to Class 4.</p>
<b>4</b> <b>Business</b>	<ol style="list-style-type: none"> <li>as an office, other than a use class within paragraph 2 of class IA (financial, professional and other services);</li> <li>for research and development of products or processes; or</li> <li>for any industrial process;</li> </ol> <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>	<p>Permitted change to Class 6, only of a building whose total floor area does not exceed 235 sqm.</p>	<b>7</b> <b>Hotels and hostels</b>	<p>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).</p>	<p>No permitted change.</p>
<b>8A</b> <b>Secure Residential institutions</b>	<p>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.</p>	<p>No permitted change.</p>	<b>8</b> <b>Residential institutions</b>	<ol style="list-style-type: none"> <li>for the provision of residential accommodation and care to people in need of care other than a use within class 9 (houses);</li> <li>as a hospital or nursing home; or</li> <li>as a residential school, college or training centre.</li> </ol>	<p>No permitted change.</p>
<b>9</b> <b>Houses</b>	<ol style="list-style-type: none"> <li>as a house, other than a flat, whether or not as a sole or main residence, by - <ol style="list-style-type: none"> <li>a single person or by people living together as a family, or</li> <li>not more than 5 residents living together including a household where care is provided for residents;</li> </ol> </li> <li>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.</li> </ol>	<p>Permitted change to Class 4 or up to 235 sqm to Class 6.</p>	<b>9A</b> <b>Secure Residential institutions</b>	<p>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.</p>	<p>No permitted change.</p>

\*(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
<b>10</b> Non-residential institutions	Use (not including residential use)	No permitted change.	<b>SUI GENERIS</b> (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;			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.
	b. for the provision of education;			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.
	c. for the display of works of art (otherwise than for sale or hire);				Permitted change to Class 4, if the building or building unit is 300 sqm or less.
	d. as a museum;				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.
	e. as a public library or public reading room;				Permitted change to Class 4, if the building or building unit is 300 sqm or less.
	f. as a public hall or exhibition hall; or				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.
	g. for, or in connection with, public worship or religious instruction, or the social or recreational activities of a religious body;				Permitted change to Class 4, if the building or building unit is 300 sqm or less.
	h. as a law court.				Permitted change to Class 4, if the building or building unit is 300 sqm or less.
					As a pay day loan shop.
			As a building for flexible commercial use.	No permitted change.	
<b>11</b> Assembly and leisure	a. cinema;	No permitted change.			
	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.				
<b>SUI GENERIS</b> (uses which do not fall within the specified classes above)	As a theatre.	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
<b>Shops</b>	Class I	Class IA
<b>The sale of fuel for motor vehicles or for a taxi business or for the hire of motor vehicles</b>	Sui Generis	Sui Generis
<b>Financial and professional services</b>	Class 2	Class IA
<b>Food and drink (where it is consumed on the premises)</b>	Class 3	Class 3
<b>Hot food takeaway</b>	Sui Generis	Sui Generis
<b>Use as a public house</b>	Sui Generis	Sui Generis
<b>Business</b>	Class 4	Class 4
<b>General Industrial</b>	Class 5	Class 5
<b>Storage of Distribution</b>	Class 6	Class 6
<b>Hotels and Hostels</b>	Class 7	Class 7
<b>Residential Institutions</b>	Class 8	Class 8
<b>Houses</b>	Class 9	Class 9
<b>Flats and student accommodation</b>	Sui Generis	Sui Generis
<b>Non-residential institutions</b>	Class 10	Class 10
<b>Assembly and leisure</b>	Class 11	Class 11
<b>Theatres, amusement arcades, funfairs</b>	Sui Generis	Sui Generis
<b>Launderette</b>	Sui Generis	Use Class IA