

GUIDE TO USE CLASSES ORDER and permitted changes of use (Scotland)

Town and Country Planning (Use Classes) Scotland Order 1997 (as amended)	Description	Town and Country Planning (General Permitted Development) Scotland Order 1992 (as amended)
Class 1 – Shops	Shops, hairdressers, travel and tickets agencies, post offices, cold food shops such as sandwich bars, undertakers, funeral directors, laundrettes/dry cleaners and repair shops	No permitted change
Sui generis	Car showrooms	Permitted change of up to 235 sq m to class 1
Class 2 – Financial and professional services	Financial services such as banks and building societies and professional services including estate and employment agencies and betting offices	Permitted change to class 1
Sui generis	Taxi and vehicle hire businesses	No permitted change
Class 3 – Restaurants and cafés	Premises for the sale of food or drink for consumption on the premises	Permitted change to class 1 and 2
Sui generis	(a) Public houses (b) Hot food takeaways	No permitted change Permitted change to class 1 and 2
Class 4 – Business	(a) Offices not within class 2 (b) Research and development (c) Light industry	Permitted change of up to 235 sq m to class 6 Permitted change of up to 235 sq m to class 6 Permitted change of up to 235 sq m to class 6
Class 5 – General industry	Use for the carrying on of an industrial process other than one falling within class 4	Permitted change to class 4 or up to 235 sq m to class 6
Class 6 – Storage or distribution	Storage or distribution	Permitted change to class 4
Class 7 – Hotels and hostels	Hotels, boarding houses, guest houses and hostels	No permitted change
Class 8 – Residential institutions	Hospitals and nursing homes; residential schools, colleges and training centres	No permitted change
Class 9 – Houses	(a) Houses occupied by a single person, or a number living together as a family (b) Those living together as a single household of five persons or less (c) Limited use as a bed and breakfast or guesthouse where at any one time not more than two bedrooms (one bedroom in premises of less than four bedrooms) are used by guests	No permitted change
Sui generis	Flats, Student Accommodation ²	No permitted change
Class 10 – Non-residential institutions	Crèches, day nurseries, day centres, schools and colleges, art galleries, museums, exhibition halls, public libraries and places for social activities of a religious body	No permitted change
Class 11 – Assembly and leisure	Cinemas, concert halls, bingo halls, casinos, dance halls, discotheques, skating rinks, swimming baths and gymnasiums	No permitted change
Sui generis	Theatres, amusement centres, places for motor vehicle recreation or firearm sport	No permitted change

Notes:

- 1: Sui generis is a term which refers to a use in a class of its own. Any use not falling within a specific class within the Use Classes Order falls within this category.
- 2: Student accommodation is defined as managed communal accommodation which forms student's primary residence. This form of development falls outwith a specified use class and is defined as Sui Generis. Planning permission is required for a change of use to or from student accommodation including other Sui Generis uses such as flats.
- 3: This is a general guide only and is not intended to be comprehensive or a substitute for taking detailed professional advice. No liability is accepted for the information it contains or for any errors or omissions.

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