

Use Classes Order 1997

The following list gives an indication of the Use Classes for Scotland

TCPA use classes order	Use/description of development	Permitted change
Class 1: Shops	Retail sale of goods, hairdresser, undertaker, travel and ticket agency, post office. Dry cleaner, launderette, cold food consumption on premises. Display of goods for sale, hiring out of domestic goods or articles, reception of goods to be washed.	No Permitted change
Non-classified (Sui Generis) (see note 2)	Sale or display of motor vehicles.	Permitted change to Class 1 (limited to a floor area of 235sq. metres or less)
	Amusement centre, taxi business, vehicle hire.	No permitted change
Class 2: Financial, professional and other services	Financial, professional or any other service expected in shopping areas e.g. betting office, lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets (where the principal visitors are members of the public).	Permitted change to Class 1
Class 3: Food and drink	Restaurant, café, snack bar (use for sale of food or drink on the premises).	Permitted change to Class 1 & 2
Non-classified (Sui Generis)	Public house (primary use sale of alcohol liquor).	No permitted change
	Hot food takeaway.	Permitted change to Class 1 & 2
Class 4: Business (see note 3)	Office (other than that specified under Class 2) Research and development of products or processes Light industry.	Permitted change to Class 6 (limited to a floor area of 235 sq. metres or less)
Class 5: General Industrial	General industrial (use for the carrying out of an industrial process other than one falling within the Class 4 (Business) definition).	Permitted change to Class 4 or 6 (Class 6 change limited to no more than 235 sq. metres or less)
Class 6: Storage or distribution	Storage or distribution.	Permitted change to Class 4
Class 7: Hotels and Hostels	Hotel, boarding and guest house, hostel.	No permitted change
Class 8: Residential institutions	Residential school, college, training centre, Residential accommodation with care, hospital, nursing home.	No permitted change
Class 9: Houses	House occupied by a single person, or a number living together as a family, or as a household of 5 persons or less. Limited use as a bed and breakfast or guest house.	No permitted change
Non-classified (Sui Generis)	Flats.	No permitted change

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Class 10: Non residential institutions	Crèche, day nursery, day centre, provision, provision of education Museum, exhibition hall, public library, display of art Public worship, religious instruction, social activities of a religious body.	No permitted change
Class 11: Assembly and leisure	Cinema, concert hall, bingo hall casino, dance hall, discotheque Skating rink, swimming bath, gymnasium or for indoor sports or recreation not involving motorised vehicles or firearms.	No permitted change
Non-classified (Sui Generis)	Theatre Motor vehicle or firearm sport.	No permitted change

1. Any change from one use class to another constitutes development and therefore planning permission will normally be required.

Where the existing use and proposed use fall within the same class, this does not constitute development and planning permission is not normally required. However, the freedom to switch between certain use classes can be restricted by conditions attached to a planning permission.

2. Uses falling out with the specified use classes are defined as non-classified Sui Generis. Planning permission is required for any change of use involving a Sui Generis use.

3. A Class 4 Business is defined as one 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.

4. Notwithstanding the provisions of the 1997 Use Classes Order, the General Permitted Development Scotland Order 1992 defines certain changes between classes which are considered permitted development and for which planning permission is not required. This is subject to the satisfaction of certain criteria as set out in the Order and, as mentioned in Point 1, existing uses must be free of restrictive conditions.

5. It should be noted that permitted changes of the uses are 'ratchet' changes (i.e. they cannot be made in reverse).

6. This is a general guide only. For full details, reference must be made to the Town and Country Planning (Use Classes) (Scotland) Order 1997 and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, together with any subsequent amendments.

For further information and more detailed professional advice please contact:

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