

A GENERAL GUIDE TO USE CLASSES ORDER IN SCOTLAND

UCO 1997	Description	Change Permitted [see note 2]
Class 1 Shops	Retail sale of goods, hairdresser, undertaker, travel & ticket agency, post office. Dry cleaner, launderette, cold food consumption off premises. Display of goods for sale, hiring out of domestic goods or articles, reception of goods to be washed, cleaned or repaired (where the sale, display or service is principally to visiting members of the public).	No permitted changes.
Non-classified [Sui Generis] [see note 2]	Sale or display of motor vehicles.	Permitted change to Class 1. [limited to floor area of 235 sq.m. or less]
	Amusement centre, taxi business, vehicle hire.	No permitted changes.
Class 2 Financial, Professional and other services	Financial, professional or any other services, including use as a betting office [which is appropriate to provide in a shopping area, principally for visiting members of the public].	Permitted change to Class 1.
Class 3 Food & drink	Restaurant, cafe, 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 alcoholic liquor].	No permitted changes.
	Hot food takeaway.	Permitted change to Class 1 & 2.
Class 4 Business [see note 3]	Office [other than that specified under Class 2] Research & development of products or processes Light industry.	Permitted change to Class 6. [limited to floor area of 235 sq.m. or less]
Class 5 General industrial	General industry. [use for the carrying on of an industrial process other than one falling within the Class 4 [Business] definition].	Permitted change to Class 4 & 6. [Class 6 change limited to floor area of 235 sq.m. or less]
Class 6 Storage or distribution	Storage or distribution.	Permitted change to Class 4.
Class 7 Hotels & hostels	Hotel, boarding & guest house, hostel.	No permitted changes.
Class 8 Residential institutions	Residential school, college, training centre Residential accommodation with care, hospital, nursing home.	No permitted changes.
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 & breakfast or guesthouse.	No permitted changes.
Non-classified [Sui Generis]	Flats.	No permitted changes.
Class 10 Non-residential institutions.	Creche, day nursery, day centre, provision of education Museum, exhibition hall, public library, display of art. Public worship, religious instruction, social activities of a religious body.	No permitted changes.
Class 11 Assembly & 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 changes.
Non-classified [Sui Generis]	Theatre. Motor vehicle or firearm sport.	No permitted changes.

1. Any change from one use class to another constitutes development and planning permission will normally be required. Where the existing and proposed use are within the same class does not constitute development and permission normally will not be required. NB the freedom to switch between certain use classes can be restricted by conditions imposed by the planning consent.

2. Any uses outwith 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 use is that which can be carried on in a residential area without detriment to the amenity of the 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 use classes considered to be permitted development which therefore do not require planning permission. 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 change of use are 'ratchet' changes, i.e. they cannot be made in reverse.

6. This is of course a general guide, and for full details reference should 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.

