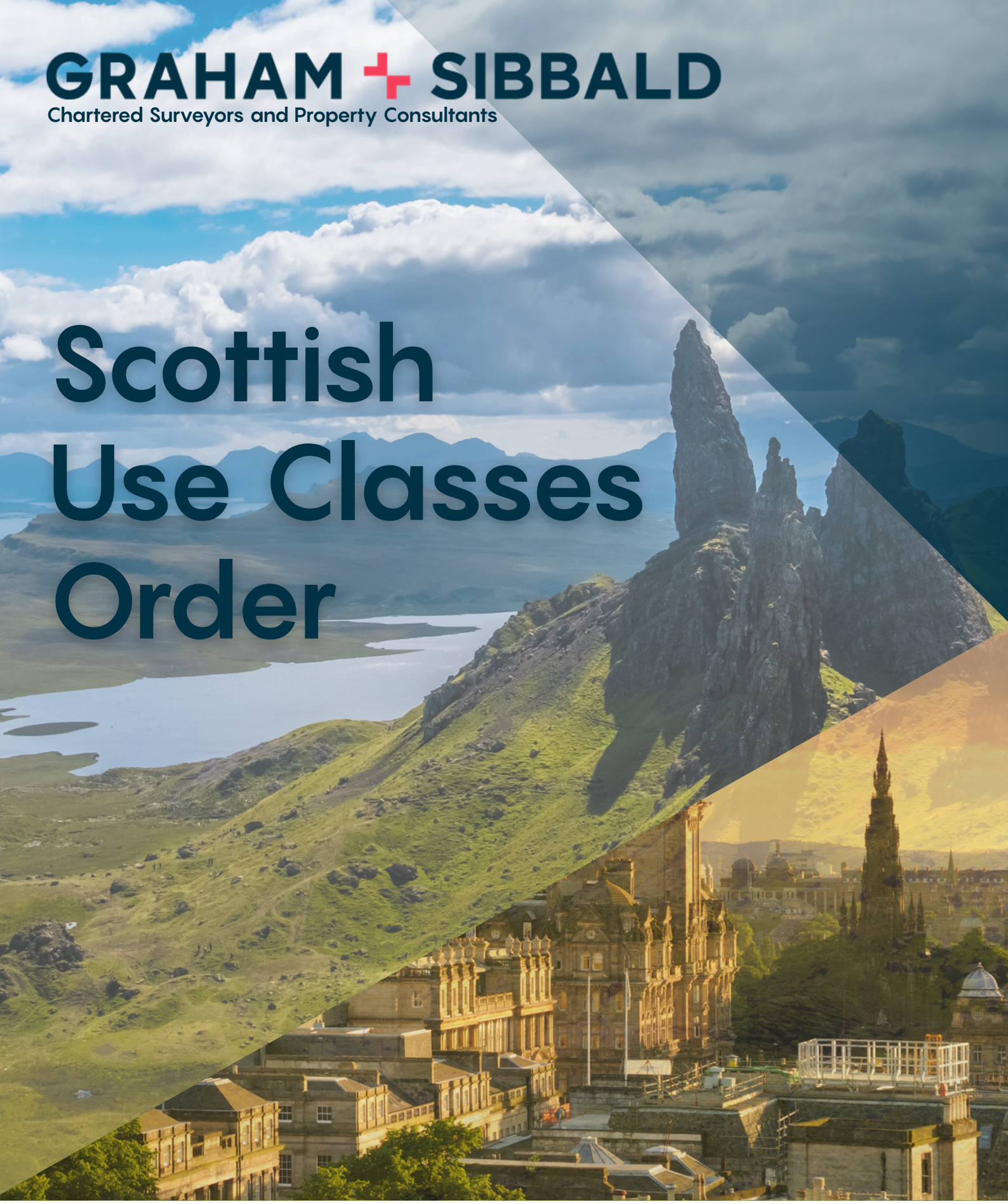
GRAHAM + SIBBALD
Chartered Surveyors and Property Consultants

Scottish Use Classes Order



The Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended)

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USE CLASS	USE DESCRIPTION	PERMITTED CHANGE / RESTRICTIONS
Class 1A **Shops and financial, professional and other services**	• Use- 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 good to be washed, cleaned or repaired, Where the sale, display or service is principally to visiting members of the public. • Use for the provision of- 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.	Change to Class 3 permitted, unless it would result in the change of use of a building situated below any part of a dwelling, or within 1 metre (without taking account of any communal access) of a dwelling. Change to Class 4 permitted, if the building or building unit is 300sqm or less.
Class 3 **Food and drink**	Use for the sale of food or drink for consumption on the premises.	Change of use to Class 1A permitted. Change to Class 4 permitted, if the building or building unit is 300sqm or less.
Class 4 **Business**	• Use- • As an office, other than a use within paragraph 2 of class 1A (financial, professional and other services); • For research and development of products or processes; or • For any industrial process; • Being a use which can be carried on 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.	Change to Class 6 (only of a building whose total floor area does not exceed 235sqm).

USE CLASS	USE DESCRIPTION	PERMITTED CHANGE / RESTRICTIONS
Class 5 **General Industrial**	Use for the carrying on of an industrial process other than on falling within class 4 (business).	Change of use to Class 4 Change of use permitted to Class 6, only where the change of use relates to more than 235sqm of the floor area in the building.
Class 6 **Storage and Distribution**	Use for storage or as a distribution centre.	Change of use permitted to Class 4
Class 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, pursuant to a premises licence issued under that Act 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
Class 8 **Residential Institutions**	Use- 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
Class 8A **Secure Residential Institutions**	Use for the provision of secure residential accommodation, including use as a prison, young offenders institutions, 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

USE CLASS	USE DESCRIPTION	PERMITTED CHANGE / RESTRICTIONS
Class 9 **Houses**	Use- 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, not in either case being carried out in a flat 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.	No permitted change
Class 10 **Non-residential Institution**	Uses, not including residential use- a. As a creche, 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; or h. As a law court.	No permitted change
Class 11 **Assembly and leisure**	Use as- - A cinema; - A concert hall; - A bingo hall or casino; - A dance hall or discotheque; or - A swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreation, not involving motorised vehicles or firearms.	No permitted change

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Class 11 **Assembly and leisure**	Use as- a. A cinema; b. A concert hall; c. A bingo hall or casino; d. A dance hall or discotheque; or e. A swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreation, not involving motorised vehicles or firearms.	No permitted change

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(uses not falling within the above specifies classes)

A theatre (n) a building for flexible commercial use.	No permitted change
Amusement arcade / centre or funfair	No permitted change
Sale of fuel for motor Vehicles	No permitted change
Sale or display for sale of motor vehicles	Change to Class 1A permitted in buildings of up to 235 sqm floor area
A taxi business or for the hire of motor vehicles	No permitted change
A scrapyard or a yard for the breaking of motor vehicles	No permitted change
The storage or distribution of minerals	No permitted change
A public house	No permitted change
Any work registable under the Alkali etc. Works Regulation Act (2)	No permitted change

The sale of hot food for consumption off the premises	Change to Class 1A permitted. A betting office A pay day loan shop Change to Class 3 permitted, 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 Change to Class 4 permitted, if the building or building unit is 300sqm or less
A betting office	
A pay day loan shop	
A waste disposal installation for the incineration, chemical treatment, or landfill of waste	No permitted change
Residential flat	No permitted change

***This document is for guidance purposes only and should not be used to make binding planning decisions. Confirmation on Use Classes should be sought from the relevant Local Planning Authority where there is any doubt about this.**

For further information on use classes and permitted development rights, please contact Graham + Sibbald's Planning & Development Team at:

Contact us

W: www.g-s.co.uk/services/planning
E: planning@g-s.co.uk