

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT
(ENGLAND) ORDER 2015 (AS AMENDED)**

**DIRECTION MADE UNDER ARTICLE 4(1) OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)**

LEICESTER CITY COUNCIL HMO ARTICLE 4 DIRECTION 2021 ("the Direction")

WHEREAS LEICESTER CITY COUNCIL (hereafter called "the Council") being the appropriate local planning authority within the meaning of article 4 (5) of the Town and Country Planning (General Permitted Development) Order 2015 ("the Order"), are satisfied that it is expedient that development of the description(s) set out in Schedule 1 below should not be carried out within the Land and/or properties shown edged red on the attached plans at Schedule 2 ("the Land"), unless planning permission is granted on an application under Part III of the Town and Country Planning Act 1990 as amended.

For the avoidance of doubt the Leicester City Council HMO Article 4 Direction 2021 shall apply to the following 3 areas:-

- Sub-Area – West
- Sub-Area – East
- Sub-Area – South

The following areas covered by the Article 4 Direction made on 8th August 2013 remain unchanged by the Direction:-

- Westcotes
- Clarendon Park
- Central area

AND WHEREAS the Council considers that development of the said descriptions set out in the Schedule below should not be carried out unless permission is granted by an application made under Part III of the Town & Country Planning Act 1990.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Order hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in Schedule 1.

THIS LEICESTER CITY COUNCIL HMO ARTICLE 4 DIRECTION 2021 was made on 16th November 2021 under Article 4(1) Section 1 of the said Order. In accordance with Paragraphs 1(11) and 1 (12) of the Order, the Council confirmed the Article 4(1) Direction on 17th November 2022 and shall take effect on 28th November 2022 AS

SCHEDULE 1

Development consisting of a change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (houses in multiple occupation) of that Schedule, being development comprised within Class L(b) of Part 3 of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (houses in multiple occupation) of that Schedule, being development comprised within any other Class.

**Made under the Common Seal of
Leicester City Council**

[Handwritten signature]

Authorised Signatory

This 16th day of November 2021

Confirmed under the Common Seal of
Leicester City Council

Authorised Signatory

[Handwritten signature]

This 28th day of November 2021



104289



105305

ADDENDUM

The text below indicates what the Direction was intended to say (and what it obviously means and should have said) and is provided to avoid any scope for any confusion.

Schedule 1 to the Direction should read:

Development consisting of a change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (houses in multiple occupation) of that Schedule, being development comprised within Class L(b) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Direction can only be properly understood as having this meaning anyway and is legally effective to have the result intended which is to remove permitted development rights for a change of use from Class C3 to Class C4 without express planning permission. This clarification falls within the de minimis or rectifying construction rule, gives effect to the obvious intent of the Direction, and it reflects the substance of the Direction that was intended to be made. There is no possible prejudice to anyone. The Direction properly read as a whole in its statutory context is clear that it removes the above permitted development rights.

SCHEDULE 2

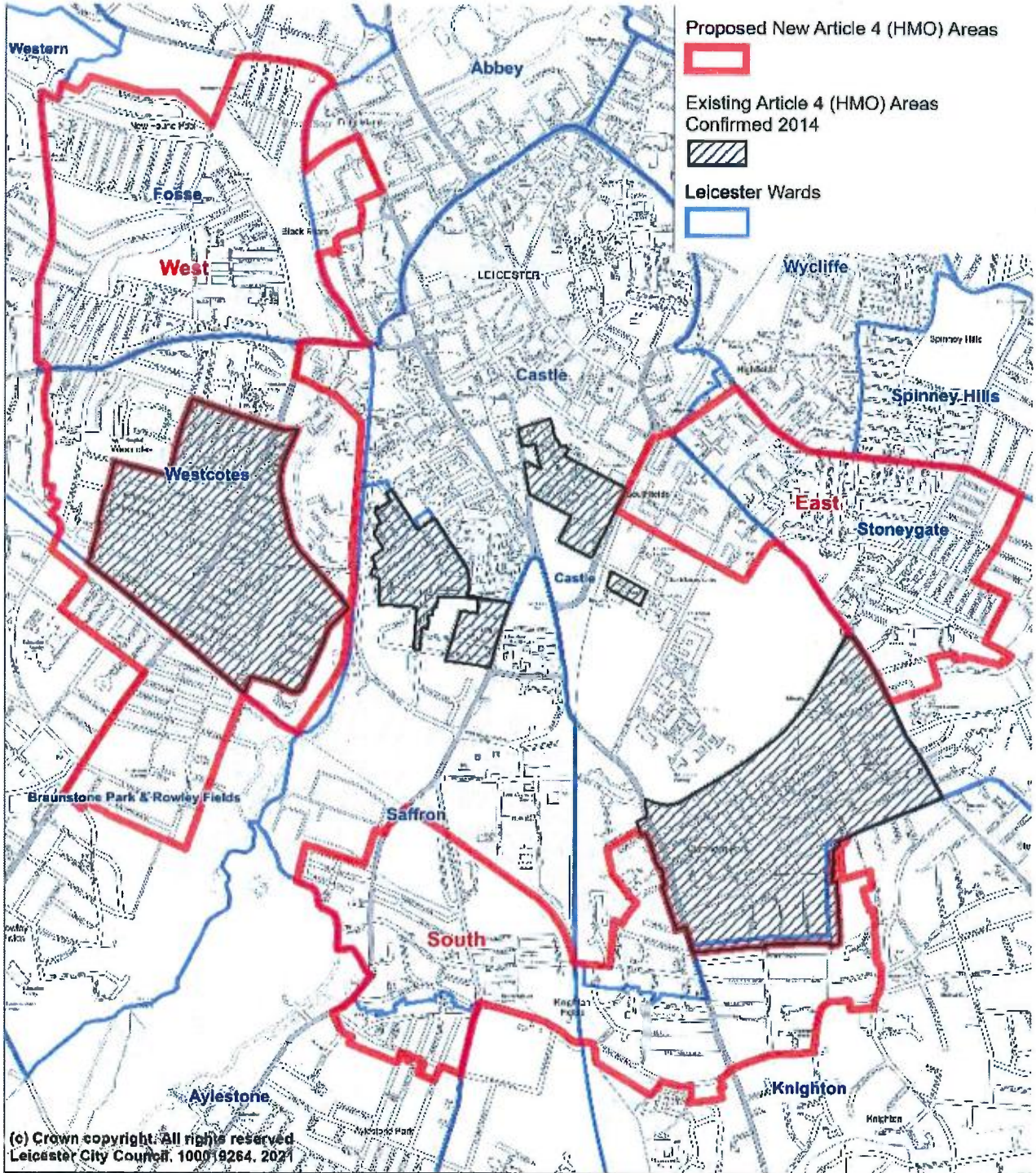
PLANS/ADDRESS LIST



105305(A)

AUTHORISED SIGNATORY

Proposed Article 4 (HMO) Area



AUTHORISED SIGNATORY

104289(A)

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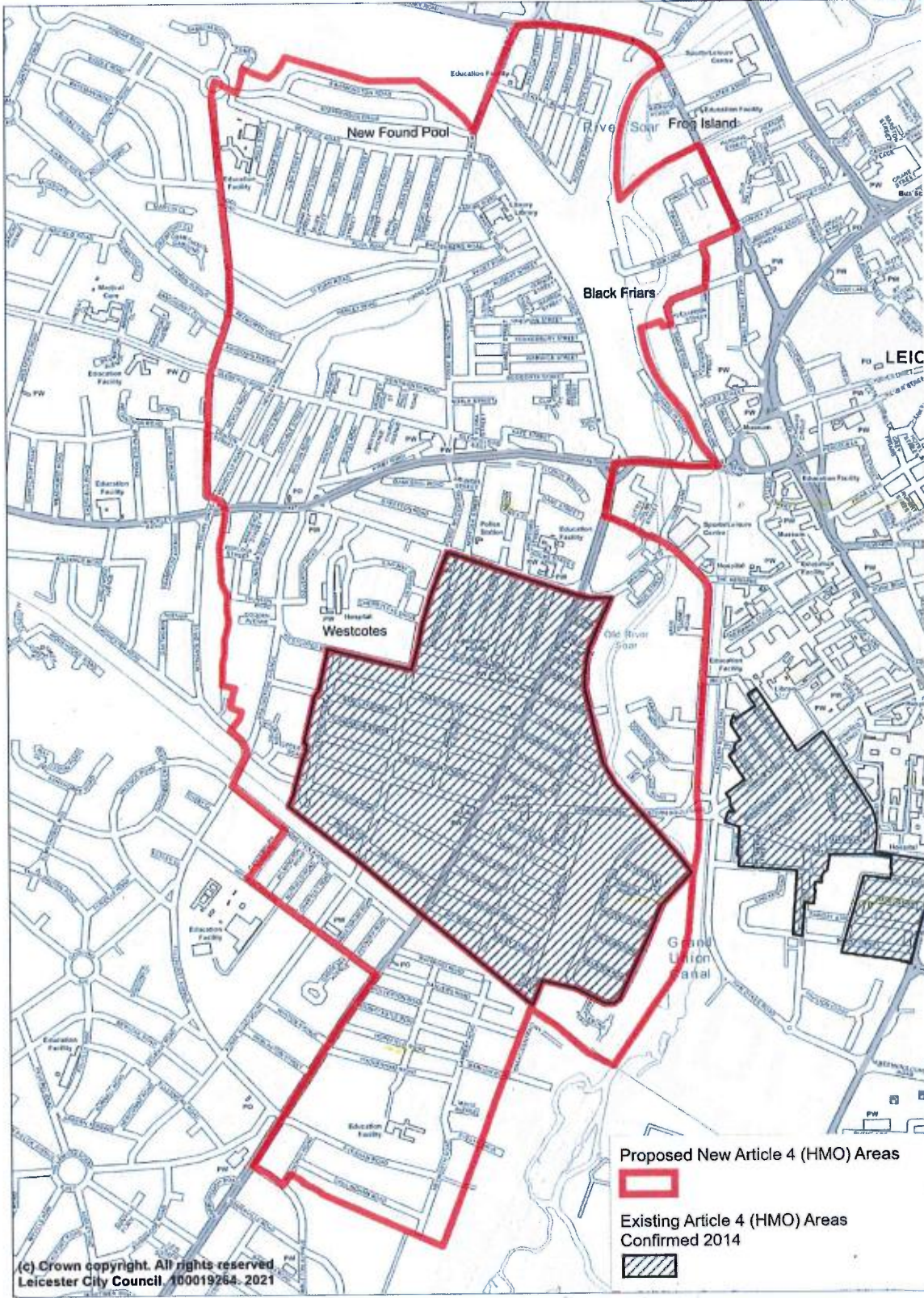


Area 1

AUTHORISED SIGNATORY

Proposed Article 4 (HMO) Area - West

105305(B)



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AUTHORISED SIGNATORY

104289(B)

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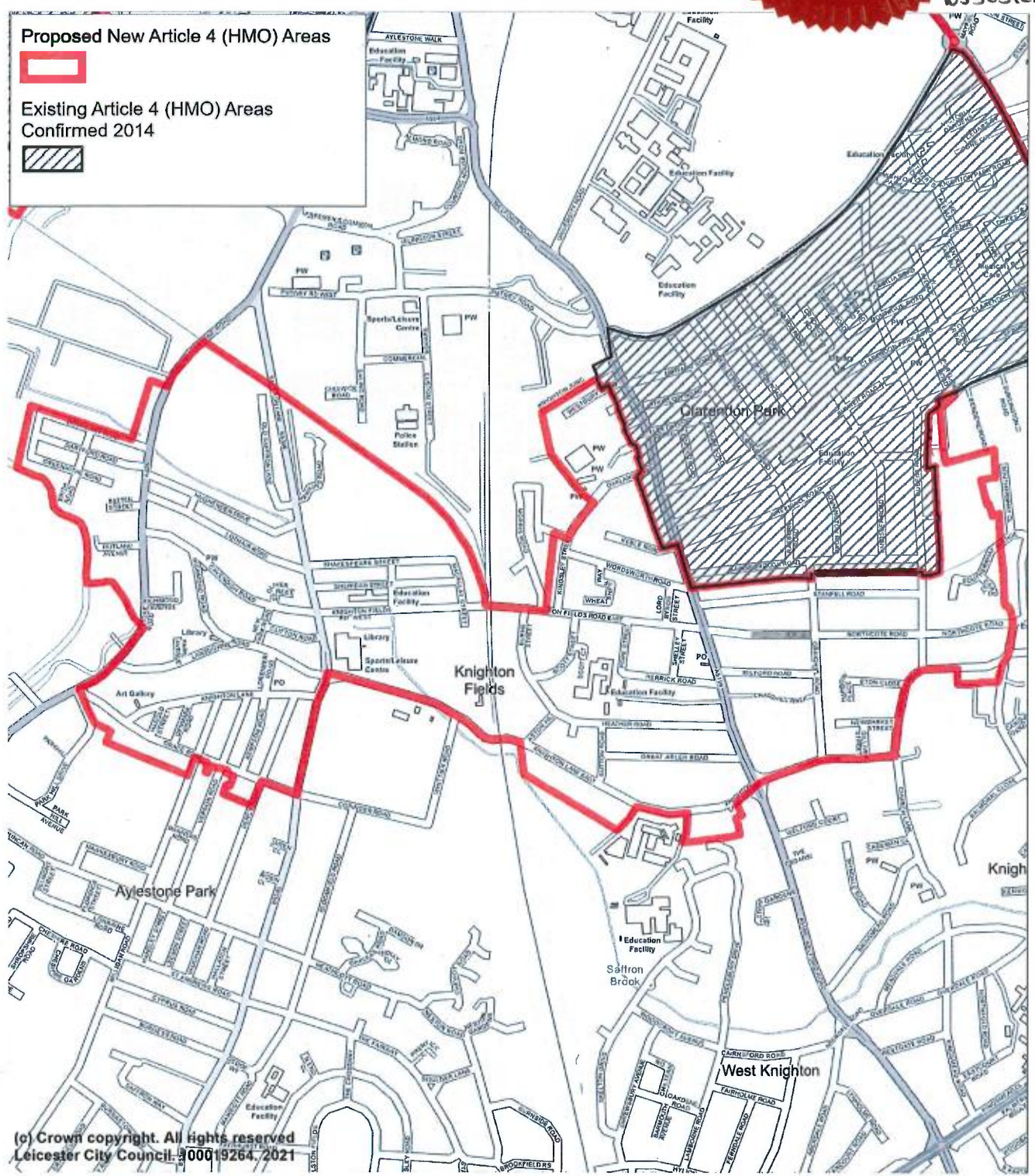


WS305(C)

Area 2

AUTHORISED SIGNATORY

Proposed Article 4 (HMO) Area - South



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AUTHORISED SIGNATORY

104289(C)

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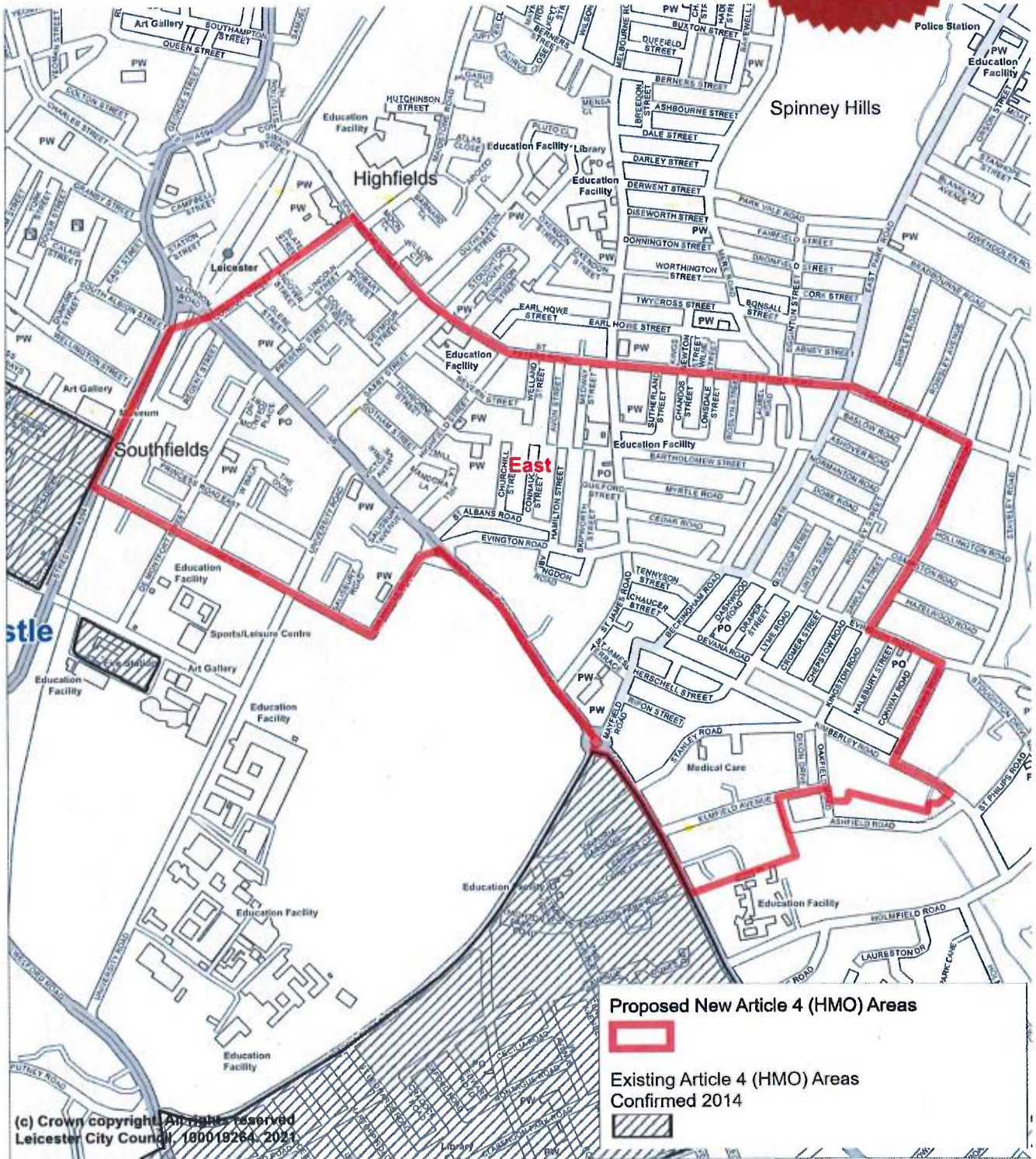


Area 3

AUTHORISED SIGNATORY

Proposed Article 4 (HMO Areas - East)

105305 (D)



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AUTHORISED SIGNATORY

104289 (D)

List of Streets in Proposed Article 4 Area

STREET	Note where not whole street (refer to map)	Area
Abingdon Road		East
Abingdon Walk		East
Alma Street		West
Andover Street		East
Andrewes Close		West
Andrewes Street		West
Andrewes Walk		West
Arundel Street		West
Ashdown Avenue		West
Ashford Road		South
Ashleigh Road	Part (Remainder in existing Article 4 area)	West
Ashover Road		East
Aston Hill		South
Avenue Road	Part (Part in existing Article 4 area / Part outside)	South
Avenue Road Extension	Part (Remainder in existing Article 4 area)	South
Avon Street		East
Aylestone Road	Part (Part in existing Article 4 area / Part outside)	South
Balfour Street		West
Barclay Street	Part (Remainder in existing Article 4 area)	West
Barradale Court		East
Bartholomew Street		East
Baslow Road		East
Bassett Street		West
Batten Street		South
Battenberg Road		West
Beatrice Road		West
Beckingham Road		East
Bede Island Road		West
Bede Street		West
Biddulph Avenue		East
Biddulph Street		East
Bolton Road		West
Bonchurch Street		West
Borlace Street		West
Bosworth Street		West
Boundary Road		South
Bowood Court		South
Bramley Road		West
Braunstone Avenue	Part (Remainder outside Article 4 Area)	West
Braunstone Gate	Part (Remainder in existing Article 4 area)	West

Brentwood Road	Part (Remainder in existing Article 4 area)	South
Briton Street	Part (Remainder in existing Article 4 area)	West
Brookhouse Avenue		East
Brookhouse Street		East
Brookland Road	Part (Remainder in existing Article 4 area)	South
Brooksby Street		South
Burns Street		South
Calluna Close		South
Canterbury Terrace		West
Cara Close		South
Carisbrooke Road	Part (Remainder outside Article 4 Area)	South
Carlisle Street		West
Catesby Street		West
Cavendish Mews		South
Cavendish Road		South
Cedar Road		East
Central Road		West
Chandos Street		East
Chapel Lane	Part (Remainder outside Article 4 Area)	South
Chartley Road		West
Chaucer Street		East
Chepstow Road		East
Cherryleas Drive		West
Chesterfield Road	Part (Remainder outside Article 4 Area)	East
Church Avenue		West
Churchill Street		East
Clifford Street		West
Clifton Road		South
College Avenue		East
College Street		East
Collingham Road		West
Compton Road		West
Conduit Street	Part (Remainder outside Article 4 Area)	East
Conifer Close		East
Connaught Street		East
Conway Road		East
Cooden Avenue		West
Coriander Road		West
Cowper Street		South
Craighill Road		South
Cromer Street		East
Dane Street		West
Daneshill Road		West

Dannett Street		West
Dannett Walk		West
Danvers Road		West
Dartford Road		South
Dashwood Road		East
De Montfort Mews		East
De Montfort Place		East
De Montfort Square		East
De Montfort Street	Part (Remainder outside Article 4 Area)	East
Denmark Road		South
Denton Street		West
Devana Road		East
Dixon Drive		East
Dore Road		East
Draper Street		East
Dulverton Road		West
Dumbleton Avenue	Part (Remainder outside Article 4 Area)	West
Dunster Street		West
Dunton Street		West
East Park Road	Part (Remainder outside Article 4 Area)	East
Elmfield Avenue		East
Empire Road		West
Erith Road		South
Estima Close		South
Eton Close		South
Evelyn Drive	Part (Remainder outside Article 4 Area)	West
Evesham Road		West
Evington Footway		East
Evington Parks Road	Part (Remainder outside Article 4 Area)	East
Evington Place		East
Evington Road	Part (Remainder outside Article 4 Area)	East
Fitzroy Street		West
Flora Street		West
Fosse Road Central		West
Fosse Road North		West
Fosse Road South	Part (Part in existing Article 4 area / Part outside)	West
Foxon Street		West
Franche Road		West
Gilliver Street		South
Gimson Road	Part (Remainder outside Article 4 Area)	West
Glebe Street		East
Glenfield Road	Part (Remainder outside Article 4 Area)	West
Glenfield Road East		West

Glossop Street		East
Gordon Avenue		East
Gotham Street		East
Grace Road	Part (Remainder outside Article 4 Area)	South
Granville Road	Part (Remainder outside Article 4 Area)	East
Great Arler Road		South
Greenhithe Road		South
Guilford Street		East
Haddenham Road		West
Halsbury Street		East
Hamilton Street		East
Harold Street		South
Harrow Place		South
Hawkins Road		South
Hawthorne Street		West
Heather Road		South
Henley Road		West
Henton Road		West
Herrick Road		South
Herschell Street		East
Heyworth Road		West
Highfield Street		East
Hinckley Road	Part (Part in existing Article 4 area / Part outside)	West
Hobart Street		East
Hoby Street		West
Hopefield Road		West
Houlditch Road		South
Hughenden Drive		South
Imperial Avenue	Part (Remainder outside Article 4 Area)	West
Ingle Street		West
Ivanhoe Street		West
Kate Street		West
Keble Road		South
Kedleston Road	Part (Remainder outside Article 4 Area)	East
Kempson Road		South
Kimberley Road	Part (Remainder outside Article 4 Area)	East
King Richards Road		West
Kingsley Street		South
Kingston Road		East
Kirby Road		West
Knighton Fields Road East	Part (Remainder outside Article 4 Area)	South
Knighton Fields Road West		South
Knighton Junction Lane	Part (Remainder outside Article 4 Area)	South

Knighton Lane		South
Knighton Lane East	Part (Remainder outside Article 4 Area)	South
Knighton Road	Part (Remainder outside Article 4 Area)	South
Lambert Road		West
Lansdowne Road		South
Laurel Road		East
Lavender Road		West
Lincoln Street		East
Linkway Gardens		West
Linton Street		East
London Road	Part (Part in existing Article 4 area / Part outside)	East
Lonsdale Street		East
Lord Byron Street		South
Lorrimer Road		South
Lothair Road		South
Lyme Road		East
Macaulay Street		South
Mandora Lane		East
Mantle Road		West
Maris Lane		South
Marlow Road	Part (Remainder outside Article 4 Area)	West
Marshall Street		West
Marylebone Place		West
Mavis Avenue		West
Mayfield Road		East
Medway Street		East
Melcroft Avenue		West
Mere Road	Part (Remainder outside Article 4 Area)	East
Merton Avenue		West
Milford Road		South
Mill Hill Lane		East
Milligan Road	Part (Remainder outside Article 4 Area)	South
Minehead Street		West
Mint Road		West
Morris Road	Part (Remainder outside Article 4 Area)	South
Mostyn Street		West
Mountcastle Road		West
Mundella Street		East
Muriel Road		West
Musgrove Close		West
Myrtle Road		East
Narborough Road	Part (Part in existing Article 4 area / Part outside)	West
Nelson Street		East

Neville Road		West
New Park Road		South
New Park Street	Part (Remainder outside Article 4 Area)	West
New Walk	Part (Part in existing Article 4 area / Part outside)	East
Newmarket Street		South
Newport Street		West
Noble Street		West
Nook Street		West
Norfolk Street		West
Norfolk Walk		West
Normanton Road		East
Northcote Road		South
Nugent Street		West
Nutfield Road		West
Oakfield Road	Part (Remainder outside Article 4 Area)	East
Oakland Road	Part (Part in existing Article 4 area / Part outside)	South
Oban Street		West
Old Saffron Lane		South
Oliver Street		South
Onslow Street		East
Osmaston Road	Part (Remainder outside Article 4 Area)	East
Oxford Avenue		East
Paget Road		West
Park Avenue		South
Pentland Close		South
Percy Road	Part (Remainder outside Article 4 Area)	South
Petworth Drive		West
Pool Road		West
Pope Street		South
Porlock Street		West
Prebend Street		East
Princess Road East		East
Queens Road	Part (Remainder in existing Article 4 area)	South
Raymond Road		West
Regent Road	Part (Part in existing Article 4 area / Part outside)	East
Regent Street		East
Repton Street		West
Richard III Road		West
Richmond Avenue		South
Richmond Close		South
Richmond Road		South
Ripon Street		East
Rivers Street		West

Roslyn Street		East
Roundhay Road		West
Rowan Street		West
Rowsley Street		East
Ruby Street		West
Rugby Street		West
Rutland Avenue		South
Saffron Hill Road		South
Saffron Lane	Part (Remainder outside Article 4 Area)	South
Sage Road		West
Salisbury Avenue		East
Salisbury Road		East
Salisbury Road Backways		East
Sandhurst Road	Part (Remainder outside Article 4 Area)	West
Sawley Street		East
Saxby Street		East
Scholars Walk		East
Scott Court		South
Scott Street		South
Severn Street		East
Seymour Street		East
Shakespeare Street		South
Shelley Street		South
Sheridan Street		South
Skipworth Street		East
Soar Lane		West
Southernhay Avenue		South
Sparkenhoe Street	Part (Remainder outside Article 4 Area)	East
St Albans Road		East
St Augustine Road		West
St Dunstan Road		West
St James Road		East
St James Terrace		East
St Pauls Road		West
St Peters Road	Part (Remainder outside Article 4 Area)	East
St Stephens Road		East
Stanfell Road		South
Stanley Road		East
Stephenson Drive	Part (Remainder outside Article 4 Area)	West
Storey Street		West
Stretton Road		West
Sutherland Street		East
Sutton Road		South

Swannington Road		West
Swanscombe Road		South
Sweetbriar Road		West
Sykefield Avenue	Part (Remainder in existing Article 4 area)	West
Sylvan Street		West
Tarragon Road		West
Taunton Road		West
Tennyson Street		East
Tetuan Road		West
Tewkesbury Street		West
Thackeray Street		South
The Oval		East
Thorpe Street		West
Thyme Close		West
Tichborne Street		East
Tudor Close		West
Tudor Road		West
Tyrrell Street		West
University Road	Part (Remainder outside Article 4 Area)	East
Upper New Walk		East
Upper Tichborne Street		East
Upperton Rise		West
Upperton Road	Part (Remainder in existing Article 4 area)	West
Vaughan Street		West
Vernon Road	Part (Remainder outside Article 4 Area)	South
Vernon Street		West
Victoria Avenue		East
Victoria Terrace		East
Warren Street		West
Warwick Street		West
Watkin Road	Part (Remainder in existing Article 4 area)	West
Welford Road	Part (Part in existing Article 4 area / Part outside)	South
Welland Street		East
Wentworth Road		West
West Walk		East
Westbury Road	Part (Remainder in existing Article 4 area)	South
Westcotes Drive	Part (Remainder in existing Article 4 area)	West
Western Boulevard	Part (Remainder outside Article 4 Area)	West
Western Road	Part (Remainder in existing Article 4 area)	West
Wheatsheaf Court		South
Wheatsheaf Way		South
Wilmington Road		West
Winchester Avenue		West

Wolverton Road		West
Woodbine Avenue		East
Woodgate	Part (Remainder outside Article 4 Area)	West
Woodville Road		West
Wordsworth Road		South