

City Mayor Decision

**Confirmation of a non-immediate Article 4 Direction
relating to the conversion of Class C3 Houses to
Class C4 Houses in Multiple Occupation**

Decision to be taken by: City Mayor

Decision to be taken on: 18 November 2022

Lead director: Andrew L Smith

Useful information

- Ward(s) affected: Abbey, Aylestone, Braunstone Park & Rowley Fields, Castle, Fosse, Knighton, Saffron, Stoneygate, Westcotes
- Report author: Paul O'Neill
- Author contact details: Paul.ONeill2@leicester.gov.uk
- Report version number: v3

1. Summary

- 1.1. The City Council wishes to ensure that communities in Leicester are balanced, and do not contain over-concentrations of housing types that can lead to harmful impacts on amenity. This Article 4 Direction (the 'A4D') is being progressed as part of a wider range of actions which seeks to ensure that the private rented sector in Leicester is fit for purpose and that impacts upon both occupiers and the host communities are addressed and mitigated as far as possible.
- 1.2. A4Ds are made by local authorities to restrict specified permitted development rights in relation to a particular area or site, or a particular type of development. Where an A4D has been applied, a planning application is required for development which otherwise would have been permitted development.
- 1.3. A non-immediate Article 4 Direction was made in November 2021. The A4D would require planning applications to be submitted for new proposals for the conversion of dwelling-houses (Class C3) to Houses in Multiple Occupation (Class C4) in three outlined areas of the city. If confirmed, the A4D would come into force 12 months after it was made.
- 1.4. Consultation on the proposed A4D was undertaken for an 8-week period, from 18 November 2021 to 13 January 2022. The consultation took place while COVID-19 restrictions were in place and, as such, the consultation was delivered remotely via an online survey, email correspondence, and letters.
- 1.5. As part of the consultation, notification on the proposed A4D was posted on site in the form of site notices throughout the area, shared in city libraries, in the Leicester Mercury, on social media, on the City Council's website, and in the Members' Bulletin – a newsletter for city councillors. Letters and/or emails were sent to elected members of the wards affected, Landlord Associations, the student unions of the city's universities, the universities' accommodation services, East Midlands Property Owners, and East Midlands' Strategic Migration Partnership. The consultation generated 75 responses to the online survey and 3 emailed responses.
- 1.6. This report recommends confirmation of the Article 4 Direction that was made in November 2021.

2. Recommended actions/decision

- 2.1. Authorisation is sought for the following:

Confirmation of the non-immediate Article 4(1) Direction, as set out in Appendix C, withdrawing the specified permitted development right, conferred by the Town and

Country Planning (General Permitted Development) (England) Order 2015, for the conversion of dwelling-houses (Class C3) to Houses in Multiple Occupation (Class C4) in three outlined areas of the city.

3. Scrutiny / stakeholder engagement

- 3.1. The Council undertook a consultation following the Government guidance. The minimum consultation period required by legislation is 6 weeks. Due to Christmas falling within the consultation, 2 additional weeks were provided for respondents to comment. The consultation period ran from 18 November 2021 to 13 January 2022.
- 3.2. Due to COVID-19 restrictions in place at the time, the decision was made that the consultation would be undertaken remotely.
- 3.3. Officers ensured that the public and those affected by the introduction of the proposed A4D were reached and encouraged to respond to the consultation and make their views known. The City Council gave notice of the consultation through:
 - Online publicity via social media
 - Press releases
 - An advertisement placed in the Leicester Mercury
 - Site notices displayed in the areas to which the A4D relates
 - An email to councillors of the wards where the A4D is proposed
 - A notice in the Members' Bulletin, a newsletter for elected councillors in the city
 - Notices delivered to Leicester City Council libraries and community centres
 - A letter to landlord organisations
 - A letter to East Midlands Property Owners (EMPO)
 - An email to East Midlands' Strategic Migration Partnership
 - Emails to Universities' Students' Unions
 - An email to the Universities' Accommodation Services
- 3.4. The consultation generated 75 responses to the online citizen space survey and 3 emailed responses.

4. Background and options with supporting evidence

- 4.1. Local authorities may make Article 4 Directions withdrawing specified permitted development rights, otherwise conferred in the Town and Country Planning (General Permitted Development) Order 2015, in relation to a particular area or site, or a particular type of development. Where an A4D has been applied, a planning application is required for development which otherwise would have been permitted development. The general legal test for making an A4D is that such an action would be 'expedient', i.e., appropriate to the circumstances. The National Planning Policy Framework states that the use of A4Ds should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (para. 53, NPPF 2021) and that the harm that any A4D is intended to address should be identified.
- 4.2. A Class C4 HMO is broadly defined as a shared house or flat occupied by between 3 and 6 unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen and/or bathroom. In areas where a HMO A4D is in place, a planning application for change of use from a Class C3 dwelling house to a Class C4 HMO is required. Changes of use of dwellings to larger HMOs (defined in

planning terms as having more than 6 occupants) and from other uses to any size of HMO are not subject to permitted development rights and invariably require planning permission.

- 4.3. Leicester introduced an earlier A4D to remove permitted development rights in relation to Class C4 properties in multiple occupation in 2013. This A4D applies to parts of Clarendon Park, West End, Walnut Street, and De Montfort University. The boundaries of the 2013 A4D can be seen in the map at Appendix A. The 2013 A4D was made primarily in response to concerns about over-concentrations of student-occupied HMOs which were associated with increased levels of anti-social activity, empty streets during the summer months, imbalanced communities, and wider impacts on local services, especially in relation to school places and pressures on health and other services.
- 4.4. It should be noted that Class C4 covers all small HMOs and is not specific to student occupied HMOs.

HMO Planning Policy

Current planning policy:

- 4.5. The permitted development right to change the use of a building from a Class C3 dwelling house to a Class C4 House in Multiple Occupation, and vice versa, means that such conversions are not visible to local authorities and cannot be regulated in planning terms.
- 4.6. National planning policy states that the size, type, and tenure of housing required by different groups in the community should be assessed and be reflected in planning policies (NPPF, para. 61). Local Policy CS06 'Housing Strategy' of the 2014 Leicester Core Strategy states: "New housing developments will be required to provide an appropriate mix of housing types, sizes, and tenures to meet the needs of existing and future households in the City". HMOs have a role to play in providing this necessary mix of housing types, sizes, and tenures in Leicester's neighbourhoods and communities.
- 4.7. In determining planning applications for changes of use to HMOs, policy CS08 'Existing Neighbourhoods' of the 2014 Core Strategy is currently applicable. This policy states, in summary, that HMOs requiring planning permission will not be permitted where they would result in a local over-concentration, and stipulates, specifically in relation to the London Road corridor, that conversions to HMOs will not be permitted where the community is already imbalanced by a concentration of shared housing, or where development would result in such a concentration. The policy does not provide a definition for 'local over-concentration'; however, the existing A4D areas have been used to define where concentrations of HMOs have been previously identified.
- 4.8. Policy CS06 'Housing Strategy' states that where there is an identified demand in inner areas of the city, it is the Council's priority to retain good quality existing housing, particularly larger houses appropriate for family use, and that conversion to other types of accommodation will be resisted.
- 4.9. The existing A4D areas have been effective in preventing further proliferation of HMOs in certain areas of the city where higher than average concentrations exist,

but policy development is required alongside new A4D areas to ensure impacts are best managed.

- 4.10. Since the existing A4D has been in place, planning permissions for changes of use from Class C3 dwelling houses to Class C4 HMOs have generally been refused in A4D areas, thereby containing the existing concentrations of HMO uses. Refusals have been made on the basis that any additional HMO uses would damage the balance of housing in those areas.
- 4.11. Outside the current A4D areas, it has not been possible to sustain refusals of planning permissions solely on the grounds that they would lead to a concentration of HMOs. In the case of 41 Dulverton Road, an Appeal Inspector did not accept that the City Council had evidence to support a refusal based on a resulting over-concentration of HMO uses; nonetheless, the appeal was dismissed on the grounds of the quality of the accommodation proposed.
- 4.12. In line with that conclusion, permissions have been granted for new HMO uses outside the existing Article 4 Direction areas, providing the accommodation proposed was satisfactory.
- 4.13. Subject to a review of the areas that have over-concentrations of HMOs, future policy is likely to maintain that approach.

Developing planning policy:

- 4.14. Further criteria to help manage concentrations of HMOs and residential amenity are proposed through Policy Ho10 'Houses in Multiple Occupation' in the draft City of Leicester Local Plan: 2020 to 2036, which was subject to public consultation in Autumn 2020. A proposed submission version of the Plan will be published for consultation early in 2023.

5. Detailed report

Impacts of HMO concentrations

- 5.1. Specific problem issues connected with HMOs can include:
- Noise and disturbance associated with intensification of the residential use and/or the lifestyle of occupants,
 - Impacts on social cohesion,
 - A shift from long term residence to more transient accommodation,
 - A reduction in the mix of housing available within an area, and
 - Poor waste management.
- 5.2. The issues identified above are generally intensified in locations where HMOs have become concentrated. HMO concentrations within neighbourhoods have the potential to create harmful impacts on the residential amenity and character of an area and can lead to imbalanced, less inclusive, and unsustainable communities. High HMO concentrations in some areas have had damaging impacts on local communities which could be alleviated through a more dispersed distribution of HMOs.

- 5.3. Evidence from the City Council’s case management system (Uniform) corroborates the stronger association between problems of noise disturbance and fly-tipping and HMOs than with other dwelling types. Table 1 compares the numbers of noise complaints and fly-tipping cases reported by dwelling type for the 3 years since January 2017. It shows that noise disturbance and fly-tipping complaints associated with HMOs are almost twice the number associated with the entire private rented sector and almost three times the number associated with the overall housing stock.

Table 1. Number of noise and fly-tipping cases reported since Jan 2017, by dwelling type (Sources: LCC Uniform System; BRE housing stock model data)

Tenure type	Total Dwellings	Noise	Fly Tipping
All Stock	142,261	2.90%	2.20%
All Private Rented (BRE data)	49,501	3.80%	3.60%
HMOs (BRE data)	9,649	6.60%	6.30%

Reasoning behind introduction of a new HMO A4D

- 5.4. Since the introduction of the 2013 HMO A4D, the proliferation of HMOs within the areas covered by that A4D has ceased. However, evidence suggests that clusters of HMO uses have appeared along the edges of the 2013 HMO A4D boundaries. Areas with high proportions of HMOs within the local housing stock, as well as the areas covered by the existing 2013 HMO A4D, can be seen in Appendix B. The proposed new A4D is intended to apply in three areas of Leicester where it is considered that existing or developing HMO concentrations are likely to have harmful impacts on the amenity or wellbeing of residential communities. The boundaries of the proposed new HMO A4D (as well as those of the 2013 HMO A4D) can be seen in the map at Appendix A.
- 5.5. Requiring the submission of planning applications for proposed conversions to Class C4 use will ensure that the issues and impacts arising from this form of development can be properly assessed. Using associated planning policy, applications can be refused where such development would result in harmful impacts.
- 5.6. The making of an A4D to cover these identified areas will help ensure that the residential amenity and wellbeing of communities in those areas is protected through retaining houses in Class C3 use, controlling HMO concentrations, and allowing for a greater dispersal of HMO uses across the city, thus diluting the harmful impacts they may have when concentrated.

Considerations in relation to the new A4D

- 5.7. It is important to recognise the function that HMOs perform within the housing market and to take due account of Government expectations, recently confirmed in the NPPF, that areas covered by an A4D should be based on robust evidence and apply to the smallest area possible (Para. 53, NPPF 2021).
- 5.8. However, the City Council’s latest Local Housing Needs Assessment (‘LHNA’) report identifies that even though the number of single persons aged 25-34 years is projected to rise, single person households are projected to fall by 2036. Because of Leicester’s large student population, recent graduates who choose to stay within the city will likely share houses with others instead of forming their own households, therefore potentially increasing demand for HMOs.

- 5.9. Increasing pressures for social housing and high private rents will also lead to a smaller number of young people living on their own, and more living in HMOs.
- 5.10. However, while the increasing need for HMO accommodation is acknowledged, there is also a counteracting need to retain family housing, which is evidenced in the latest LHNA and set out in Table 2 below. The table shows that over 60% of the city's total housing need is for larger homes.

Table 2. Overall need for Market and Affordable Dwellings (including affordable home ownership products) by property size (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

LEICESTER	Social Rent	Affordable Rent	Affordable Home Ownership	Total Market Housing	Total Housing
1 bedroom	78	6	1,224	1,502	2,810
2 bedrooms	2,181	726	1,919	3,022	7,849
3 bedrooms	2,756	1,066	408	11,235	15,465
4+ bedrooms	1,373	442	26	1,032	2,874
DWELLINGS	6,389	2,241	3,576	16,791	28,997
C2 Dwellings	-	-	-	481	481
LHN	6,389	2,241	3,576	17,272	29,478

- 5.11. Implementing an A4D over areas where concentrations of HMOs already exist will help to retain the remaining larger Class C3 houses in those areas for families, while also contributing towards a more even dispersal of HMOs across the city.
- 5.12. Data relating to the location and concentration of HMOs in Leicester has been analysed and mapped. The primary data source used was the BRE Integrated Dwelling Level Housing Stock Modelling Report and Database for Leicester City Council (Sept 2020), which also includes registered HMOs (those issued with a mandatory licence) and other data from Council records to establish the most accurate picture possible.
- 5.13. The data shows that approximately 35% of the housing stock in the city is in the private rented sector, which is considerably higher than the national average of 19%. There has been a significant increase in the proportion of private rented sector accommodation in Leicester since 2011, when the Census confirmed it as 24%.
- 5.14. It also shows that approximately 6.8% of dwellings in the city are estimated to be HMOs. However, the proportion of housing stock made up by HMOs varies widely across different parts of the city. Wards highlighted in Table 3 below have an above average proportion of HMOs. These wards are predominantly closer to the city centre and nearer to the city's two universities.

Table 3. Number and percentage of HMOs in Leicester, by ward

Ward	Total Dwellings	HMOs	HMOs as % of total stock
Abbey	9,501	423	4.45
Aylestone	5,328	187	3.51
Beaumont Leys	7,319	261	3.57

Belgrave	6,323	329	5.20
Braunstone Park & Rowley Fields	8,095	567	7.00
Castle	13,986	1,481	10.59
Evington	6,452	225	3.49
Eyres Monsell	4,895	108	2.21
Fosse	6,554	845	12.89
Humberstone & Hamilton	7,346	204	2.78
Knighton	6,991	327	4.68
North Evington	6,582	327	4.97
Rushey Mead	5,737	258	4.50
Saffron	6,012	749	12.46
Spinney Hills	3,782	154	4.07
Stoneygate	7,322	1,020	13.93
Thurncourt	4,419	89	2.01
Troon	5,174	190	3.67
Westcotes	7,737	1,526	19.72
Western	8,179	236	2.89
Wycliffe	4,598	143	3.11
Total	142,332	9,649	6.8

5.15. Whilst analysing the data by ward provides a broad picture, using smaller Lower Layer Super Output Areas ('LSOA's) provides more detail and identifies areas of particularly high concentrations and associated impacts. This approach avoids setting unnecessarily large A4D areas which would undermine the validity of the Direction due to non-compliance with Government requirements.

Setting the boundaries for the proposed A4D

5.16. To find an appropriate degree of intervention, three possible options, based on data on HMO concentration levels within LSOA divisions, were explored:

- areas where HMOs make up 10% or more of total housing stock,
- areas where HMOs make up 15% or more of total housing stock, and
- areas where HMOs make up 20% or more of total housing stock.

5.17. It was considered that the 20% and 15% thresholds were too restrictive and would reduce the A4D areas to a degree that they would not be effective in addressing the assessed impacts and the locally reported conditions.

5.18. Therefore, LSOAs where HMOs make up 10% or more of the housing stock were selected to form the basis of the proposed A4D boundaries. These initial LSOA-based boundaries were further adjusted by officers to follow logical geographic boundaries such as streets, rivers, etc., and to exclude non-residential areas – see maps in Appendix A and B.

Consultation Findings

5.19. In total, over the 8-week consultation period, 78 responses were received. Respondents were asked to indicate in which role they were responding, i.e., as a landlord, as a resident living within a proposed A4D area, as a business owner, etc. The results show that the highest proportion of respondents were residents living within the proposed A4D areas (70.5%).

Table 4. Roles in which respondents replied to consultation

Option	Total	Percent
A resident living in the proposed A4D area	55	70.5%
A resident living outside of the proposed A4D area	9	11.5%
A business owner / representative	0	0.00%
A landlord / letting agent representative	9	11.5%
Other	4	5.1%
Not Answered	1	1.3%

5.20. The consultation findings show overall support for the A4D areas. Representations from residents living within and outside the proposed A4D areas were almost universally in favour of the proposal. However, there was some notable opposition from landlords and landlord representative organisations.

5.21. General findings from the consultation:

- a) The majority of respondents (78%) expressed support for the introduction of a new A4D to control the conversion of Class C3 dwelling houses into Class C4 HMOs in the areas proposed.
- b) The main issues raised by respondents in favour of the proposed A4D were that too many HMOs within a street or neighbourhood:
 - cause parking problems (cited by 42% of respondents)
 - lead to an increase in rubbish, litter, and fly-tipping (40% of respondents)
 - lead to an increase in anti-social behaviour and noise disturbance (40% of respondents)
 - lead to an imbalance of housing typologies (36% of respondents)
- c) A significant proportion of respondents in favour of the proposal cited other issues associated with high proportions of HMOs within a street or neighbourhood, including increases in the deterioration/neglect of houses, a loss in the amount of suitable housing available for families to buy/rent, and increases in the number of transient residents due to the level of occupant turnover in HMOs.
- d) 8% of respondents expressed opposition to the introduction of the proposed A4D. Reasons given for objecting were that HMO A4Ds:
 - reduce housing options available to certain demographics, particularly students and young people in the first stages of their careers, and
 - force people into more expensive public rental sector options.
- e) The remainder of respondents expressed neutral observations on the proposed A4D or made comments which were not directly relevant to the consultation being undertaken. A small number of respondents said that the boundaries of the proposed A4D should be extended further, while another small number of respondents said that the existing A4D has sufficiently checked concentrations of HMOs in Leicester.

Conclusions

5.22. The findings of the consultation suggest that the harmful effects of HMO concentrations are already being felt in the streets and neighbourhoods over which the proposed new HMO A4D is intended to apply. They also suggest that

implementation of the proposed new A4D will be positively received by the majority of residents in those neighbourhoods.

5.23. The reasons underlying objections received during the consultation have been taken into account during the A4D confirmation process. It is considered that as the permitted development right to convert to a Class C4 HMO will remain in place everywhere in Leicester that a HMO A4D is not in force, over time a greater and more even spread of HMOs will develop across the city. Thus, any reduction in housing options available to certain demographics will be relatively insignificant in the context of the harm over-concentration can generate. Similarly, people will not be forced into more expensive public rental sector options because an appropriate supply of HMO options will continue to exist in the city; that supply will simply be distributed more evenly.

5.24. Having regard to the representations received as a result of public consultation, it has been concluded that the non-immediate Article 4(1) Direction should be confirmed without modification.

6. Financial, legal, equalities, climate emergency and other implications

6.1 Financial implications

There are no significant financial implications arising from the recommendations in this report. If a non-immediate Article 4 Direction is pursued (giving 12 months' notice) then this would eliminate the risk of property owners seeking financial compensation for reductions in property values. The cost of consultation can be absorbed within existing revenue budgets.

Stuart McAvoy – Acting Head of Finance

6.2 Legal implications

This is a non-immediate Article 4 direction which reduces the risk of legal challenge, in the form of a judicial review matter. As there has been an open consultation period and numerous responses have been received, this reduces the risk of legal challenge. No responses have been received indicating that they would wish to instigate legal proceedings.

6.3 Equalities implications

Under the Equality Act 2010, public authorities have a Public-Sector Equality Duty (PSED) which means that, in carrying out their functions, they have a statutory duty to pay due regard to the need to eliminate unlawful discrimination, harassment and victimisation, to advance equality of opportunity between people who share a protected characteristic and those who don't, and to foster good relations between people who share a protected characteristic and those who don't.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

The report recommends confirmation of the Article 4 Direction that was made in November 2021. The A4D is in areas where existing or future high concentrations of HMOs are

considered to be likely to be harmful to the amenity or wellbeing of local residents and communities.

If the use of A4D is agreed for the proposed areas of the city as stated in this report it should lead to positive outcomes for people from a range of protected characteristics by helping to improve the composition of local neighbourhoods.

An Equality Impact Assessment (EIA) has been undertaken and an action plan has been produced which identifies a number of key objectives This will be monitored once the new A4D are in place.

The equality impact assessment is an iterative process that should be revisited throughout the decision-making process and updated to reflect any feedback/changes due to consultation/engagement as appropriate.

Equalities Officer, Surinder Singh Ext 37 4148

6.4 Climate Emergency implications

Housing is a major source of carbon emissions in Leicester and is an important area to tackle following the council's declaration of a climate emergency. The move to requiring planning permission for conversions of houses to small HMOs may have a positive impact on housing emissions in terms of securing investment in existing properties, as the planning process and need to meet building regulations may lead to improvements being made that would increase the energy efficiency of the proposed dwellings. The impact is likely to be limited however, depending on the number of properties affected.

Aidan Davis, Sustainability Officer, Ext 37 2284

6.5 Other implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

None applicable

7. Background information and other papers:

Extracts from BRE Integrated Dwelling Level Housing Stock Modelling Report and Database for Leicester City Council (Sept 2020)

8. Summary of appendices:

Appendix A – Map showing boundaries of areas covered by the 2013 HMO Article 4 Direction and those to be covered by the proposed new HMO Article 4 Direction

Appendix B – Map showing 2013 Article 4 Direction areas and LSOA areas with the highest proportions of HMOs within local housing stock

Appendix C – HMO Article 4 Direction made on 16 November 2021

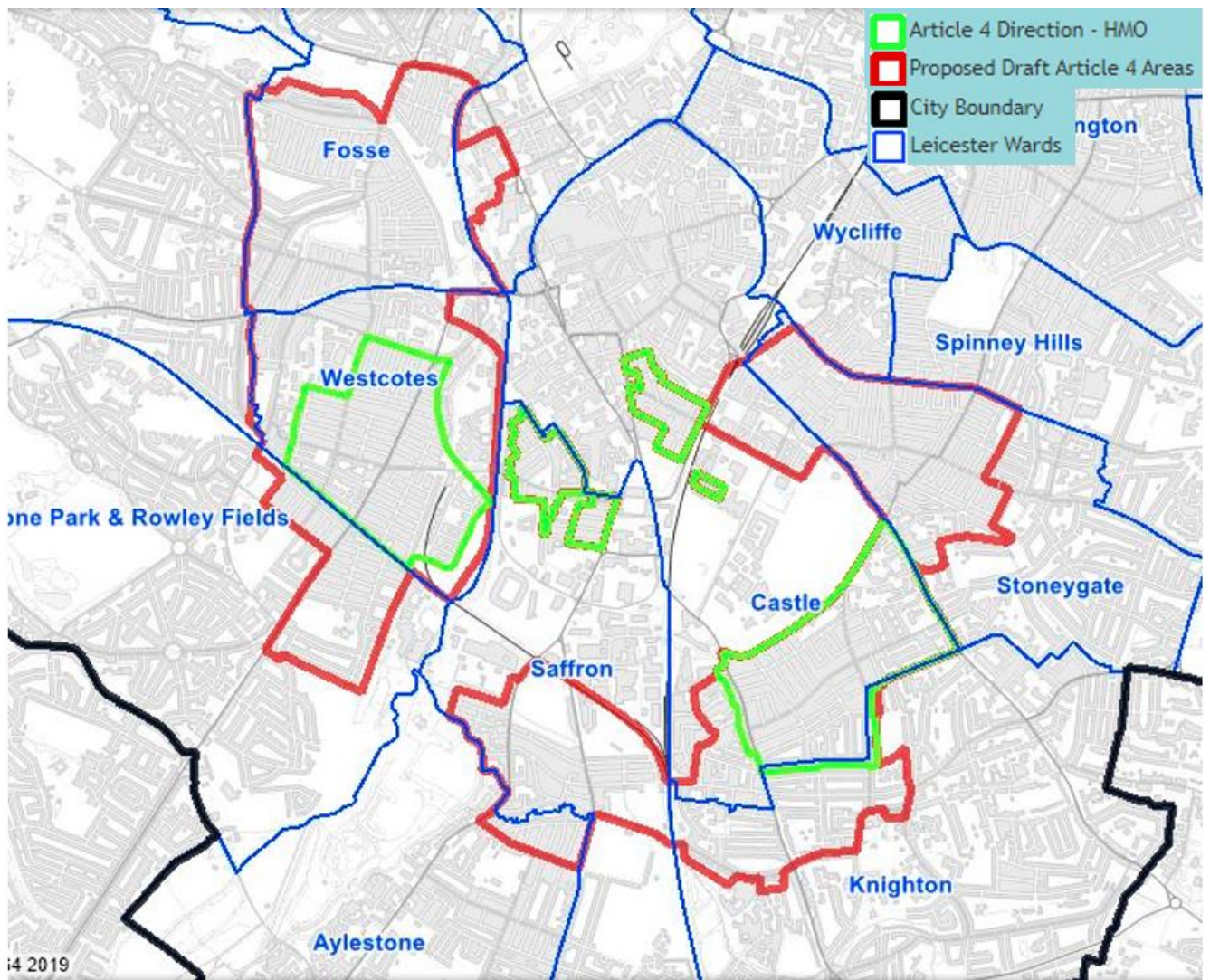
9. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?

No

10. Is this a “key decision”? If so, why?

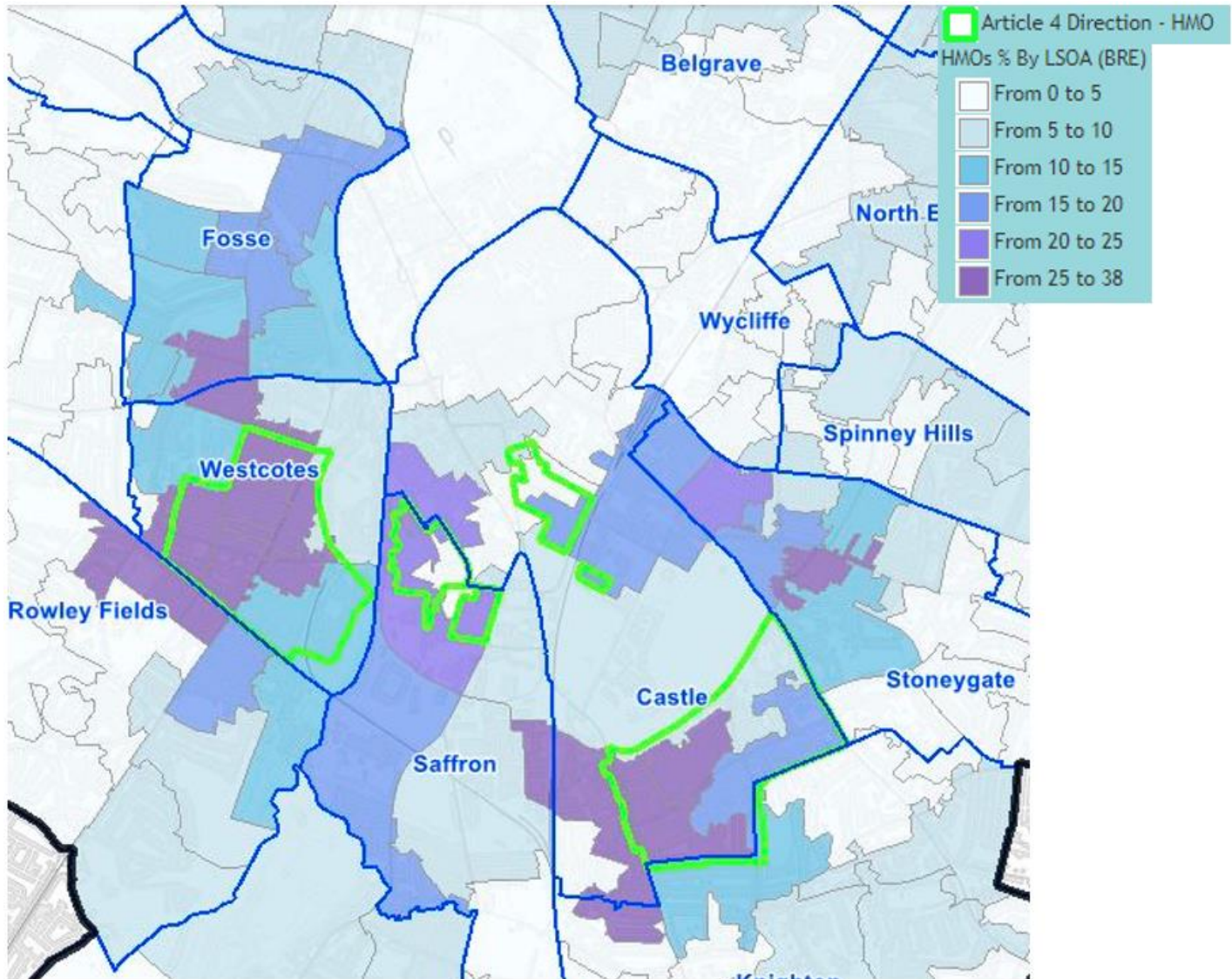
Yes, as it affects 2 or more wards in the city

Appendix A. Map showing boundaries of areas covered by the 2013 HMO Article 4 Direction and those to be covered by the proposed new HMO Article 4 Direction



Appendix B. Map showing 2013 Article 4 Direction areas and LSOA areas with the highest proportions of HMOs within local housing stock

Source: Adapted from BRE Housing Stock Model Data



Appendix C. HMO Article 4 Direction made on 16 November 2021

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 24th November 2022

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**



Authorised Signatory

This 16th day of November 2021



Confirmed under the Common Seal of
Leicester City Council

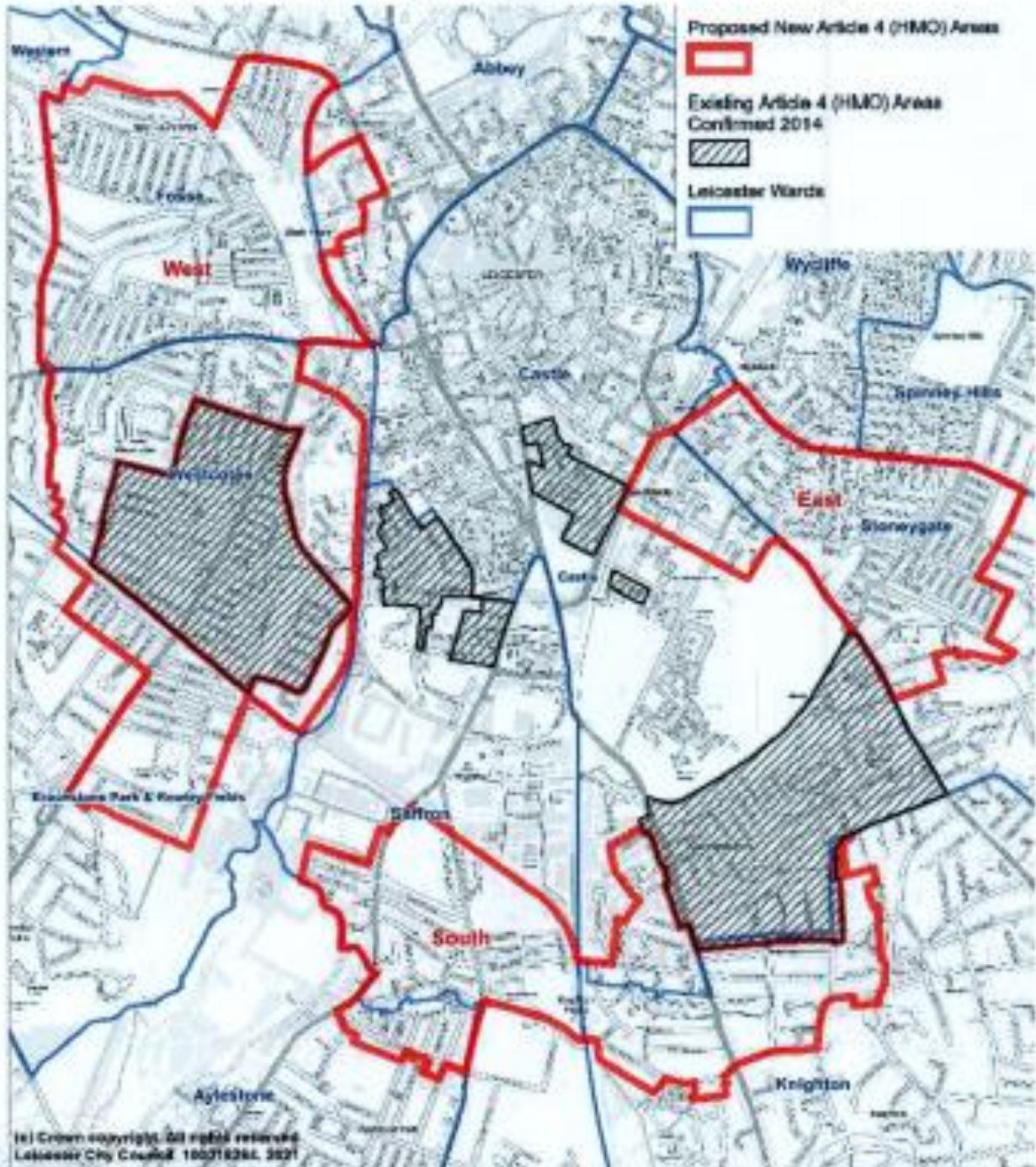
Authorised Signatory

104289

This day of 2021/2

SCHEDULE 2
PLANS/ADDRESS LIST

Proposed Article 4 (HMO) Area



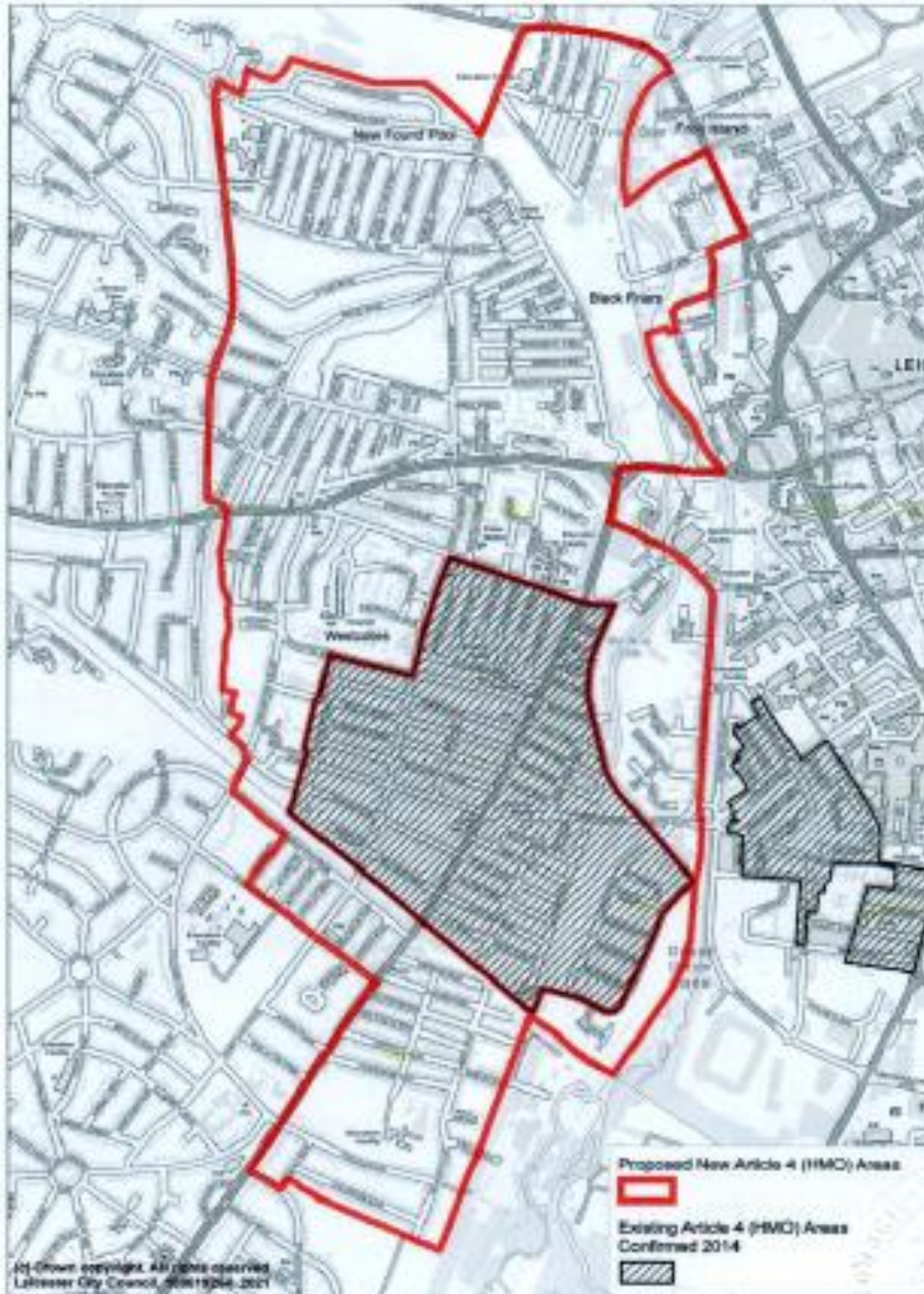
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AUTHORISED SIGNATORY

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Area 1

Proposed Article 4 (HMO) Area - West



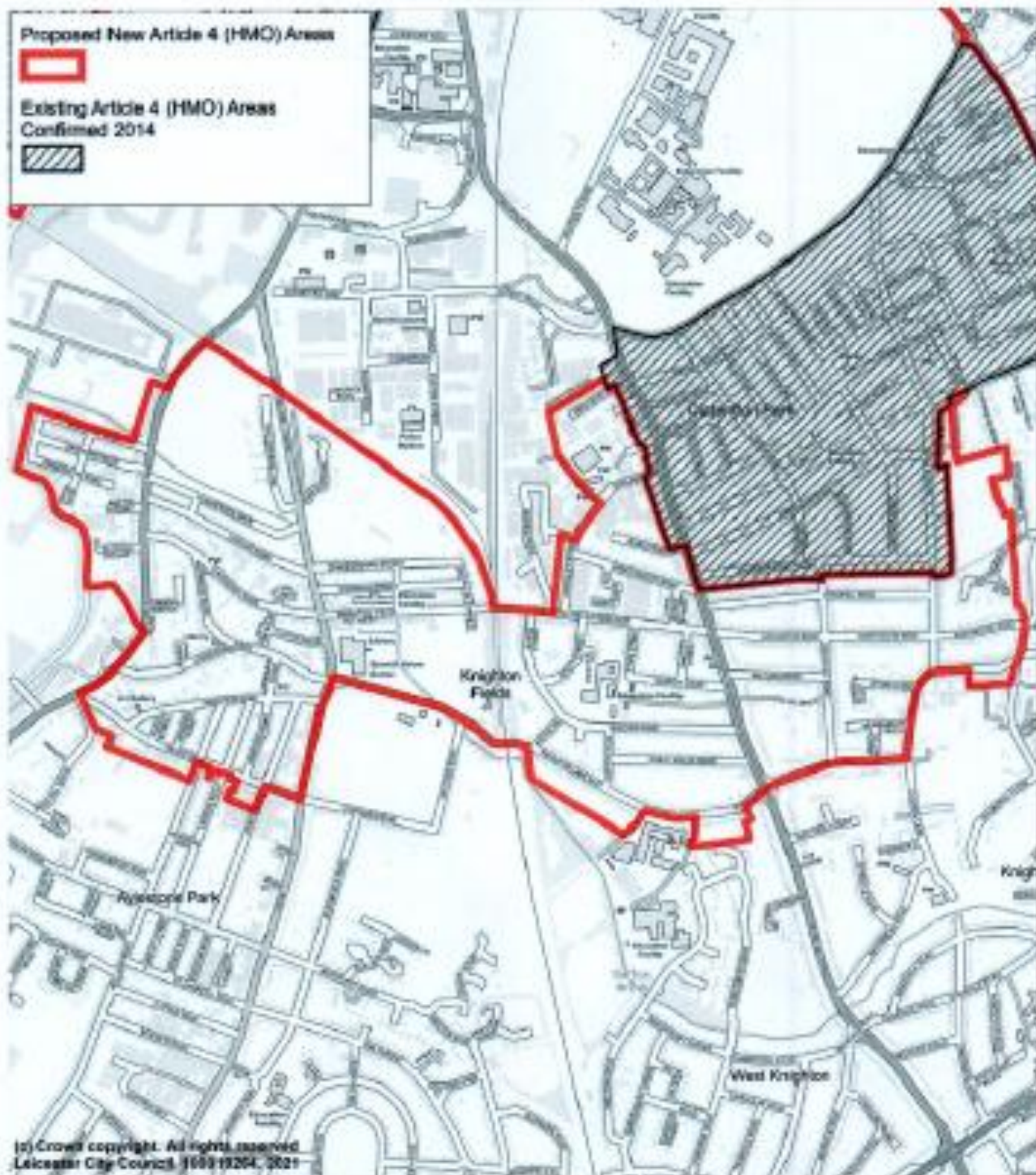
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Area 2

Proposed Article 4 (HMO) Area - South



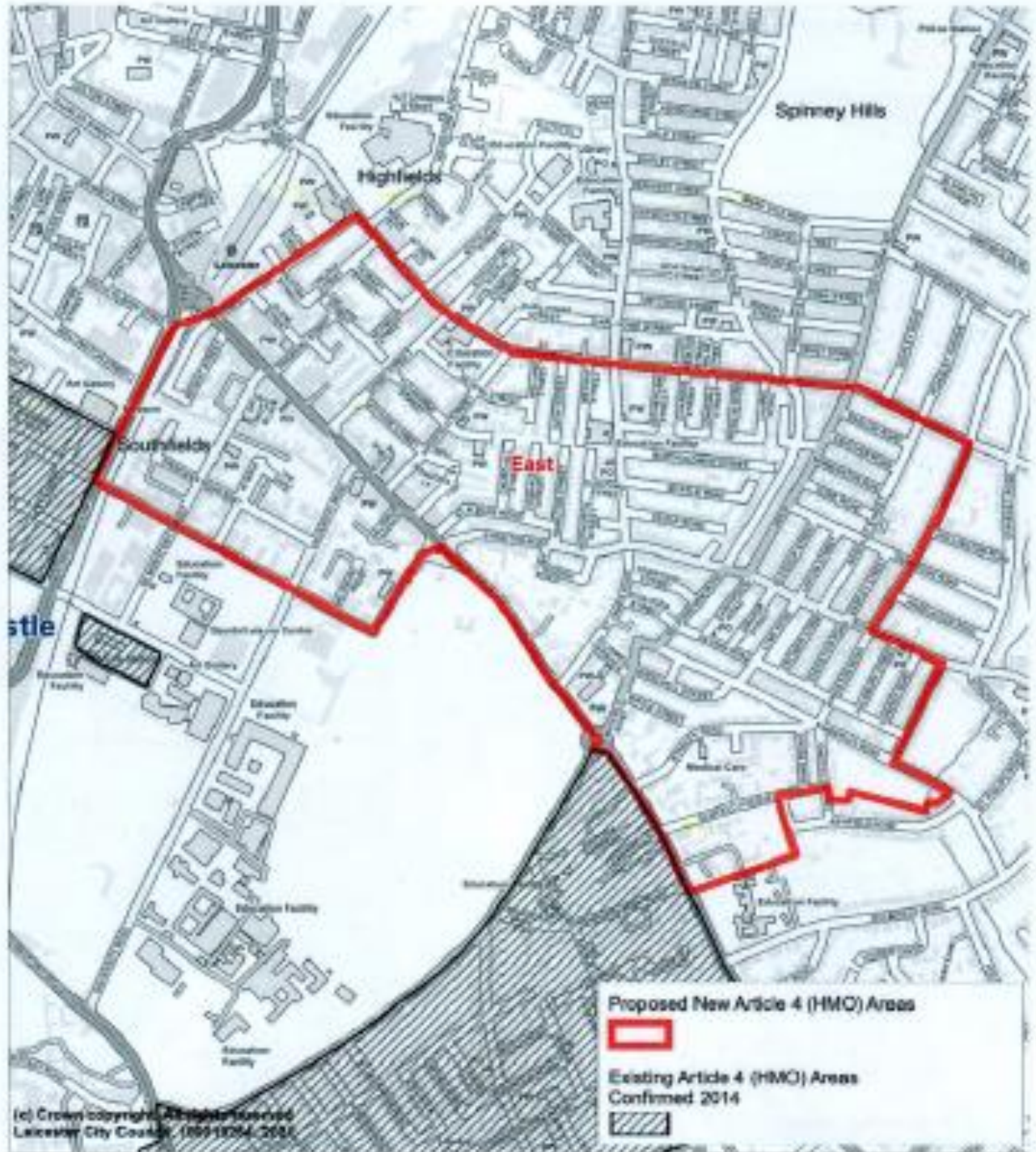
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Area 3

Proposed Article 4 (HMO Areas - East)



Calow

AUTHORISED SIGNATORY

104289 (a)



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
Millford Road		South
Mill Hill Lane		East
Milligan Road	Part (Remainder outside Article 4 Area)	South
Minchhead 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
Preberd 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