

# **Article 4 Direction**

**Removal of Permitted Development Rights for the  
Change of Use from Use Class C3 (Dwellinghouses)  
to Use Class C4 (Houses in Multiple Occupation)**

## **Evidence Document**

## Contents

1	Introduction.....	1
2	Article 4 Direction Context .....	3
3	Local Evidence and Justification.....	8
4	Proposals for a New Article 4 Direction .....	18
	Appendix 1: List of HMOs in Chorley .....	21
	Appendix 2: List of Planning Applications related to HMOs since January 2019 .....	22

## List of Figures

Figure 1: Location map of Chorley and neighbouring authorities with Article 4 directions .....	5
Figure 2: Map showing IMD decile and the location of HMOs within Chorley .....	10
Figure 3: Percentage of overcrowding within Lancashire (Source: LCC Dashboard, 2021 Census).....	11
Figure 4 Map showing overcrowding and HMO count by ward .....	12
Figure 5: Deprivation and median house price relationships (Source: LCC insight) .....	13
Figure 6: Recorded crime rate per 1,000 population/households for headline offences, by CSP area, year ending March 2024 (Source: ONS, 2024).....	14
Figure 7: Map showing the crimes per 1,000 population for each of Chorley's wards .....	14

## List of Tables

Table 1: Number of applications for HMO conversions .....	9
Table 2: Environmental Health HMO complaints.....	15

## 1 Introduction

- 1.1. This evidence document sets out the policy context and supporting justification for the introduction of a new Article 4 direction under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO)<sup>1</sup> covering the whole of the Borough.
- 1.2. Currently, the GPDO 2015 grants permitted development rights for the conversion of properties from Use Class C3 (dwellinghouses) to Use Class C4 (houses in multiple occupation). This provision applies only to dwellings occupied by no more than six residents. The proposed Article 4 direction will remove these permitted development rights and such proposals will instead require planning permission.

### HMO Definition

- 1.3. Section 254 of the Housing Act 2004<sup>2</sup> defines a House in Multiple Occupation as follows:
  - (1) For the purposes of this Act a building or a part of a building is a “house in multiple occupation” if —
  - (a) it meets the conditions in subsection (2) (“the standard test”);
  - (b) it meets the conditions in subsection (3) (“the self-contained flat test”);
  - (c) it meets the conditions in subsection (4) (“the converted building test”);
  - (d) a HMO declaration is in force in respect of it under section 255; or
  - (e) it is a converted block of flats to which section 257 applies.
- 1.4. Further detail regarding the criteria for these tests is outlined in Section 254 of the Housing Act. A HMO may be a house or an individual flat that is in multiple occupation. The criteria for meeting the self-contained flat test are the same as those for the standard test.
- 1.5. According to the Town and Country Planning (Use Classes) Order 1987 as amended 2020, Use Class C4 (Houses in Multiple Occupation) refers to small, shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- 1.6. HMOs with seven or more occupants fall under the ‘Sui Generis’ use class.
- 1.7. Other types of non-standard housing such as supported housing and children’s homes do not fall under the HMO definition. They fall under use class C2 (residential institutions).

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<sup>1</sup> [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)

<sup>2</sup> [Housing Act 2004](#)

## HMO Licences

- 1.8. Whether a HMO requires a licence or is exempt from licensing does not determine its lawful use and occupation as a HMO. A licenced HMO refers to a property that meets the mandatory licensing criteria, which apply to properties occupied by five or more people. Under Section 232 of the Housing Act 2004, the Council is required to publish details of all mandatory licenced HMOs within the borough<sup>3</sup>.
- 1.9. If a HMO does not meet the criteria required for a licence, it is referred to as a licence-exempt HMO. In addition, the following groups can provide and manage accommodation in the form of a HMO without requiring a licence: the health service, private registered providers of social housing, cooperatives, local authorities, and police or fire authorities.
- 1.10. The Housing Act 2004 also grants powers to local authorities, in certain closely prescribed circumstances, to license HMOs that are not covered by mandatory licensing. This is known as Additional Licensing. Furthermore, if HMOs are located within a specific area designated under the Housing Act 2004, a Selective Licence is required.

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<sup>3</sup> [Houses of Multiple Occupancy \(HMO\) register | Houses of Multiple Occupancy \(HMO\) | Chorley](#)

## 2 Article 4 Direction Context

### National Policy and Legislative Context

- 2.1. Schedule 2, Part 3 of the GPDO 2015 grants permitted development rights for the conversion of properties from Use Class C3 (dwellinghouses) to Use Class C4 (houses in multiple occupation). This provision applies only to HMOs occupied by no more than six residents. Proposals for HMOs with seven or more residents already require a planning application to change the use.
- 2.2. An Article 4 direction withdraws the automatic planning permission granted by the GPDO 2015. Therefore, implementing an Article 4 direction means that any proposed change of use of a property from Use Class C3 to Use Class C4 within the area covered by the direction will require planning permission from the Local Planning Authority.
- 2.3. When introducing an Article 4 direction, there are two types under the GPDO 2015: non-immediate directions and directions with immediate effect. An immediate direction withdraws permitted development rights straight away; however, it must be confirmed by the Local Planning Authority within six months of coming into effect to remain valid. Confirmation takes place following a period of local consultation.
- 2.4. Schedule 3 of the GPDO 2015 sets out the procedures and requirements for preparing, consulting on, and confirming Article 4 directions.
- 2.5. As soon as practicable after confirming an Article 4 direction, the Local Planning Authority must inform the Secretary of State (SoS). The SoS does not need to approve Article 4 directions and will only intervene where there are clear reasons to do so.

### National Planning Policy Framework (NPPF) (Version: December 2024)

- 2.6. Paragraph 54 of the NPPF<sup>4</sup> states that “the use of Article 4 directions to remove national permitted development rights should:
  - where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)
  - in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)
  - in all cases, be based on robust evidence, and apply to the smallest geographical area possible.”

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<sup>4</sup> [National Planning Policy Framework \(Version: December 2024\)](#)

### **National Planning Practice Guidance (NPPG)**

- 2.7. As defined in the NPPG<sup>5</sup>, an Article 4 direction is a direction under Article 4 of the General Permitted Development Order which enables the Secretary of State or the local planning authority to withdraw specified permitted development rights across a defined area. An Article 4 direction cannot be used to restrict changes between uses in the same use class of the Use Classes Order.
- 2.8. An Article 4 direction<sup>6</sup> can remove specified permitted development rights related to operational development or change of use and remove the permitted development rights with temporary or permanent effect.
- 2.9. It only means that a particular development cannot be carried out under permitted development and therefore needs a planning application. This gives a local planning authority the opportunity to consider a proposal in more detail.<sup>7</sup>

### **Regional Context**

- 2.10. Several neighbouring authorities have already introduced Article 4 directions to restrict the permitted development rights for the conversion of dwellings to HMOs.
- 2.11. Figure 1 shows the location of Chorley and the neighbouring authorities that have implemented Article 4 directions for HMOs.

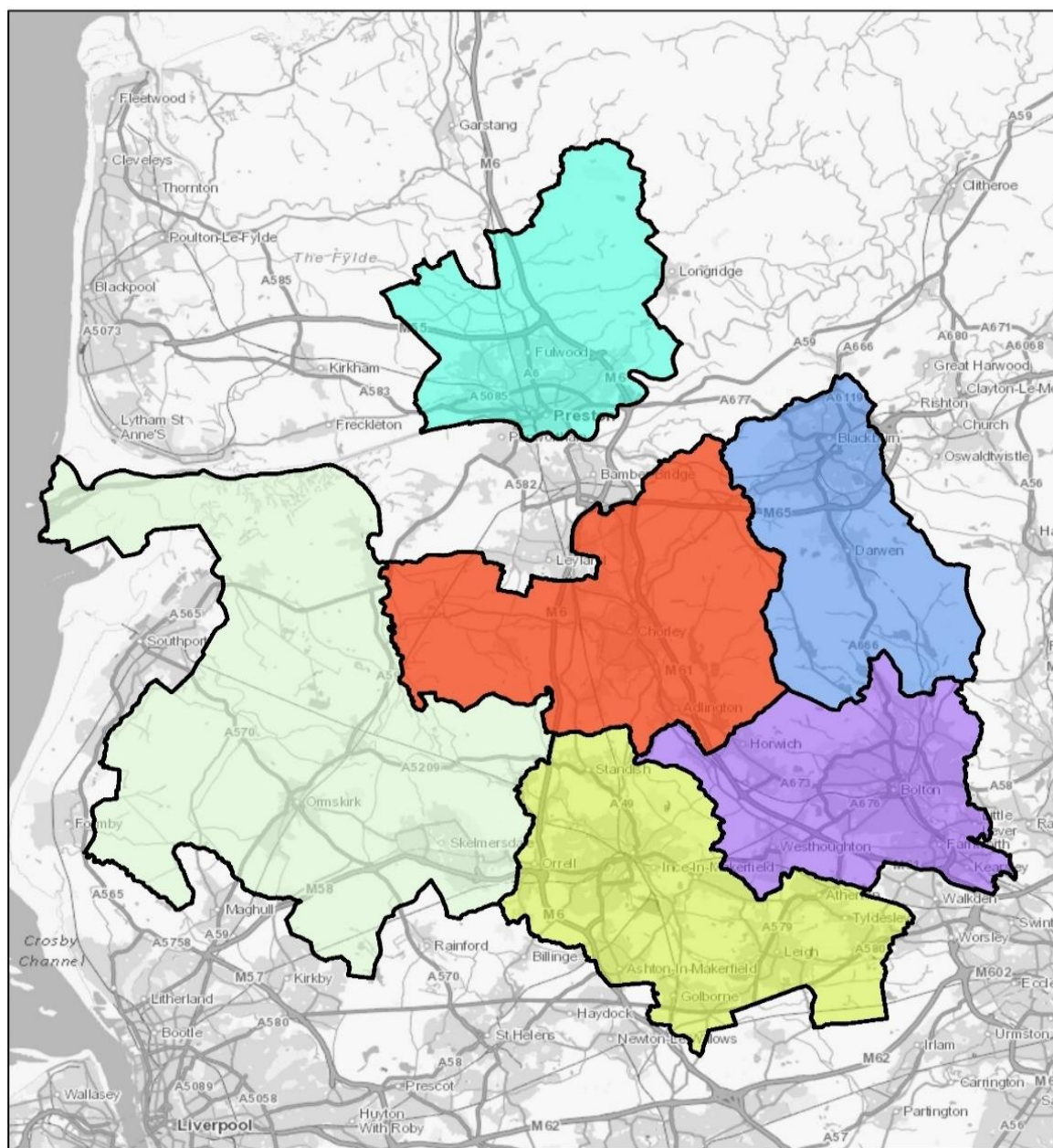
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<sup>5</sup> Paragraph: 036 Reference ID: 13-036-20140306

<sup>6</sup> Paragraph: 037 Reference ID: 13-037-20210820

<sup>7</sup> Paragraph: 040 Reference ID: 13-040-20140306

**Figure 1: Location map of Chorley and neighbouring authorities with Article 4 directions**



**Legend**



Bolton

Wigan



Blackburn with Darwen

West Lancashire



Chorley

Preston



### **Bolton Council**

- 2.12. An immediate Article 4 direction has been implemented removing permitted development rights for changes of use from dwellinghouses to HMOs. It covers the entire Bolton administrative area and came into force on 13 June 2025.

### **Wigan Council**

- 2.13. Two Article 4 directions were introduced in 2020, covering small areas in Leigh and Swinley, locations where evidence showed a high concentration of HMOs. In July 2025, Wigan Council made a borough-wide non-immediate Article 4 direction, removing permitted development rights for changes of use from dwellinghouses to HMOs. This will come into effect on 31<sup>st</sup> August 2025. Wigan also has a Supplementary Planning Document (SPD) on HMOs, which outlines policies to prevent high concentrations of HMOs in specific areas when determining planning applications.

### **Blackburn with Darwen Council**

- 2.14. An Article 4 direction was introduced in February 2012, covering a small number of wards. In August 2023, a new Article 4 direction was implemented removing permitted development rights for changes of use from dwellinghouses to HMOs, covering all urban areas of Blackburn and Darwen excluding only the more rural parts of the borough.

### **West Lancashire Borough Council**

- 2.15. An Article 4 direction was introduced in 2011 to control changes of use from dwellings to HMOs in Ormskirk, parts of Aughton, and Westhead. This Article 4 direction operates alongside Local Plan Policy RS3, which limits the proportion of HMOs on individual streets within the designated Article 4 area.

### **Preston City Council**

- 2.16. Although Preston is not in the immediate vicinity of Chorley, it is working alongside Chorley and South Ribble to produce the Central Lancashire Local Plan, which is expected to be adopted by the end of 2026. Preston initially introduced an Article 4 direction that covered seven wards within the inner parts of Preston in February 2012 to restrict permitted changes of use from dwellinghouses to HMOs. In February 2025, the City Council conducted a review to assess the effectiveness of the Article 4 direction and to consider whether a stronger planning approach is required. The recommendation of the review has been approved at Cabinet. A new Article 4 direction on HMOs will be introduced to cover the whole Preston Urban Area.



### Local Policy Context

- 2.17. The emerging Central Lancashire Local Plan proposes a specific policy on Houses in Multiple Occupation (HMOs) - Policy HS10. This policy sets out planning controls for HMO conversions that require planning permission.
- 2.18. The draft policy is set out below:

#### Policy HS10: Houses in Multiple Occupation (HMOs)

1. Outside of the 'Preston Houses in Multiple Occupancy (HMO) Article 4 Direction area' (which removes permitted development rights allowing conversion of dwellings to HMOs), proposals to convert properties into HMO's will be supported, subject to compliance with Policy EN4: Amenity and subject to the following criteria;
  - a) the property is suitable for conversion without substantial extension;
  - b) the proposal would not 'sandwich' a dwelling between two HMO's or create a block of three or more adjoining HMO's.
  - c) the development would provide appropriate facilities for the storage and screening of refuse;
  - d) the proposal would provide adequate levels of car parking reflective of the site's location, number of residents and local highway conditions; and
  - e) the proposal would enable active travel, through on-site covered cycle storage for use by occupiers.
2. Within Preston's Article 4 Direction area, proposals to convert properties into HMO's or expand existing HMO's will not be permitted.

- 2.19. The Central Lancashire Local Plan was submitted to the Secretary of State on Monday 30<sup>th</sup> June 2025 for examination.

### **3 Local Evidence and Justification**

#### **Current Number and Distribution of HMOs**

- 3.1. Council records identify 31 properties meeting the definition of HMOs within Chorley Borough as of 29<sup>th</sup> August 2025. This includes HMOs that are licenced and those that required planning permission. There will be other HMOs in the borough that the Council are not aware of i.e. those that did not require planning permission and/or are not licenced.
- 3.2. Council Tax records identify a number of additional HMO properties in the borough however an exercise will need to be undertaken to review these properties to establish if they meet the definition of a HMO in planning legislation.
- 3.3. Of the HMOs the Council have a record of, there is a high concentration in the central part of the district, particularly within Chorley Town Centre. There are also a small number of HMOs in other settlements including Adlington, Euxton, Croston, Clayton Brook and Clayton-le-Woods.
- 3.4. Appendix 1 provides the address of these HMOs arranged by ward. Chorley North West ward has the highest concentration of HMOs, followed by Chorley East ward. This indicates that the majority of HMOs are concentrated within the Chorley Town Centre area.
- 3.5. Of the 31 HMOs identified by the Council, 19 are licenced and 12 are licence exempt.

#### **Planning Applications for HMOs**

- 3.6. Although the majority of HMOs can be converted through permitted development rights, there has been a significant increase in the number of applications for changes of use from other use classes to Use Class C4 or Sui Generis (Houses in Multiple Occupation). These applications are typically submitted either as full planning applications or as requests for lawful development certificates. There is a growing trend of HMO conversions across the Borough.
- 3.7. Table 1 below shows the number of applications for conversions to HMOs in the Borough between January 2019 and August 2024. A large proportion of these approvals were determined since summer 2024. A full list of applications can be found in Appendix 2.

**Table 1: Number of applications for HMO conversions**

Year	Number of Applications	Number of Approved Applications
2019	2	2
2020	1	1
2021	0	0
2022	2	2
2023	2	2
2024	10	8
2025 (as of 29.08.2025)	10*	4

\* 4 applications awaiting decision

- 3.8. Between January 2019 and August 2024, the Local Planning Authority received in total 27 applications related to HMOs conversions, of which 19 were approved, 3 were withdrawn, 1 was refused and 4 are awaiting decision.
- 3.9. Since the beginning of 2024, there has been a noticeable increase in the number of HMO related planning applications. As of 29<sup>th</sup> August 2025, the number of applications received by Chorley Council in 2025 has already matched the total number submitted throughout the entire year of 2024.

## Demographics

### Population

- 3.10. The population of the Borough has nearly doubled over the past century, increasing from 56,296 in 1901 to 107,155 in 2011, with the most significant growth occurring in the second half of the century. More recently, the Office for National Statistics estimated the total population of the Borough at 119,352 as of mid-2023. Chorley covers an area of 203 square kilometres across 13 wards, with a population density of 596 people per km<sup>2</sup>, comparable to the North West regional average.

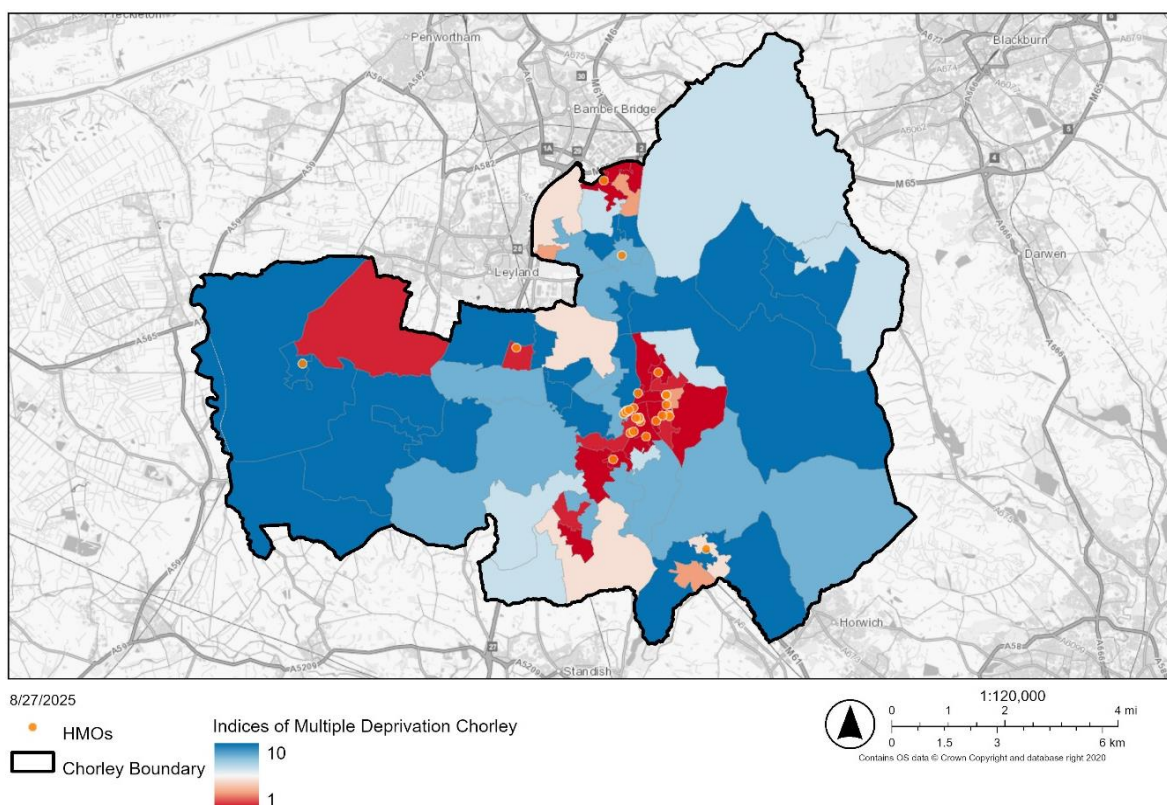
### Deprivation

- 3.11. The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England. It is based on 39 separate indicators, organised across seven distinct domains, which are combined and appropriately weighted. These indicators include income, employment, health deprivation and disability, education, skills and training, crime, barriers to housing and services, and the living environment. Rankings are divided into deciles with 1 referred to as the most deprived 10% nationally and 10 referred to as the least deprived 10% nationally.
- 3.12. In the 2019 IMD, Chorley was ranked as the 177th most deprived area out of 326 local authorities in England. The figure showing overall IMD rankings highlights the areas with the greatest levels of deprivation, including Lower Super Output Areas

(LSOAs) that fall within the 10% most deprived nationally. The distribution of HMO properties is commonly found in LSOAs with IMD ranks between 1 and 3.

- 3.13. There are clear correlations between wards with high numbers of HMOs and those with relatively low IMD deciles as shown in Figure 2. Wards such as Chorley North West, Chorley East and Chorley South West have the highest counts of HMOs across the district and are among the three wards with the lowest IMD deciles in Chorley.

**Figure 2: Map showing IMD decile and the location of HMOs within Chorley**



## Housing Market

### Housing Quality

- 3.14. Figure 3 below shows that 2.6% of all dwellings in Chorley were classified as overcrowded in 2021. Chorley ranks 12th for overcrowded households out of the 14 authorities in Lancashire. Overcrowding is particularly high in wards such as Chorley East (4.3%) and Chorley South West (3.1%), both located within Chorley Town.

**Figure 3: Percentage of overcrowding within Lancashire (Source: LCC Dashboard<sup>8</sup>, 2021 Census)**

Area name	Occupancy rating of rooms: -1 (%)	Occupancy rating of rooms: -2 or less (%)	Total % overcrowding
Blackburn with Darwen	6.3	2.3	8.6
Blackpool	3.3	0.3	3.6
Burnley	5.4	1.7	7.1
Chorley	2.3	0.3	2.6
Fylde	2.4	0.2	2.6
Hyndburn	5.6	1.6	7.2
Lancaster	3.3	0.4	3.7
Pendle	5.8	2.9	8.7
Preston	5.0	1.2	6.2
Ribble Valley	2.7	0.3	3.0
Rossendale	4.3	0.9	5.2
South Ribble	2.2	0.3	2.5
West Lancashire	2.6	0.3	2.9
Wyre	2.0	0.2	2.2

- 3.15. Overcrowding is associated with poor housing quality and is more prevalent among social-rented households. Figure 4 below illustrates that areas with a high percentage of overcrowding also tend to have a high number of HMOs. This is particularly evident in Chorley East, which has the highest overcrowding rate and a large cluster of HMO properties. Similarly, the Chorley North West and Chorley South West wards show high levels of overcrowding, with a high count of HMOs. The number of HMOs in these wards contributes to the levels of overcrowding and further HMOs in these wards and other areas of the borough will lead to an increase in overcrowding.

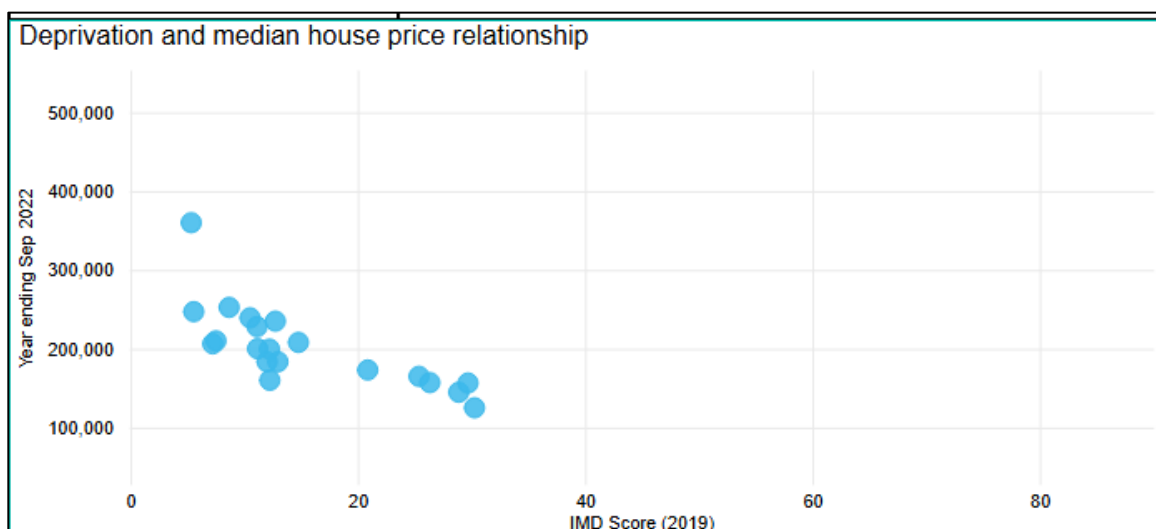
<sup>8</sup> [LCC Housing Dashboard](#)





- 3.20. Figure 5 below illustrates the correlation between deprivation levels and median house prices in Chorley in 2020, clearly showing that more deprived areas (i.e. those with a higher IMD Score) tend to have lower house prices.

**Figure 5: Deprivation and median house price relationships (Source: LCC insight<sup>9</sup>)**



## Tenure

- 3.21. In 2024, the average for owner-occupied or privately rented properties within the dwelling stock in the 14 Lancashire authorities was 87.3%<sup>10</sup>, above the England average of 83.3%. Chorley's figure was 86.2%, slightly below the Lancashire average. A high proportion of privately rented stock can affect local amenity and contribute to unbalanced communities, often at the expense of owner-occupied housing.

## Crime and Anti-Social Behaviour

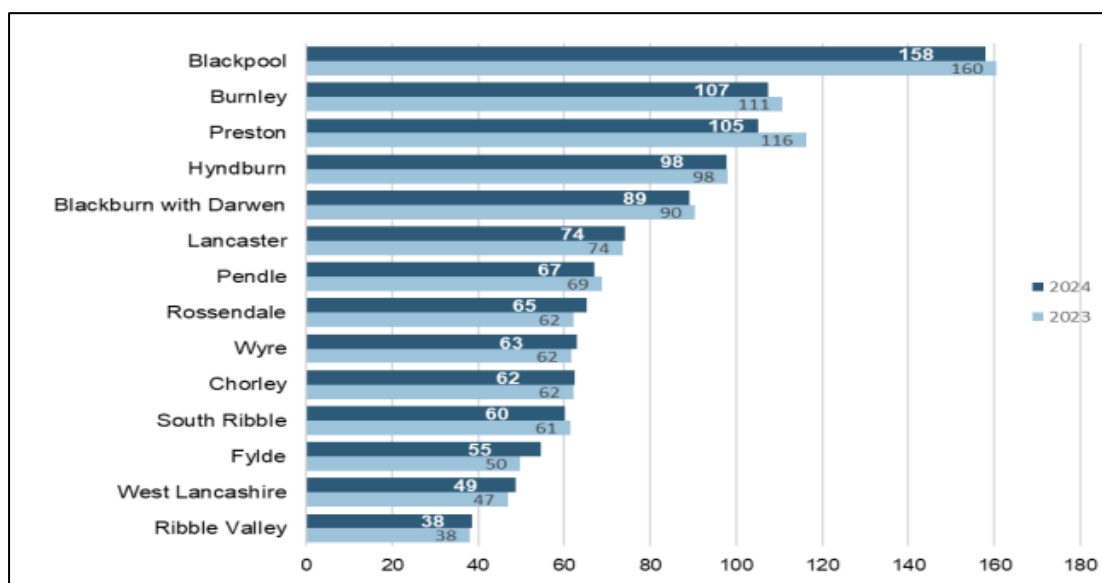
- 3.22. Figure 6 below shows that Chorley has a crime rate slightly below the average for the Lancashire area. In 2023/24, there were 7,338 crimes reported in Chorley, equating to 61.9 crimes per 1,000 people, similar to the previous year.

<sup>9</sup> [LCC Insight](#)

<sup>10</sup> [LCC Housing Dashboard](#)

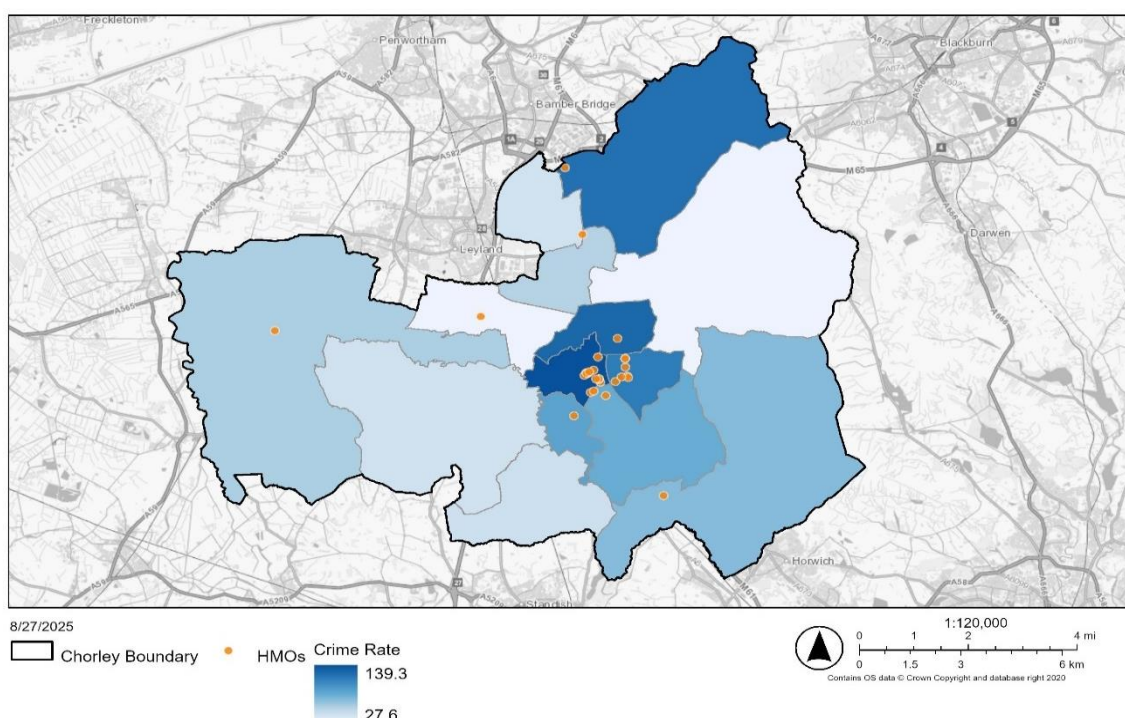


**Figure 6: Recorded crime rate per 1,000 population/households for headline offences, by CSP area, year ending March 2024 (Source: ONS, 2024)**



- 3.23. Patterns of crime correlate with deprivation. Figure 7 below shows the levels of crime for the wards in Chorley. The darker areas show the areas at higher risk of crime. The wards within the Town Centre have a relatively higher crime rate. The crime rate in Chorley North West is more than double than any other ward. These statistics correlate to those areas with a high concentration of HMOs and a high deprivation score.

**Figure 7: Map showing the crimes per 1000 population for each of Chorley's wards**



## Character and Amenity

- 3.24. HMOs that are not subject to planning applications can have an adverse impact on the streetscene and character of an area. Many properties across Chorley have front gardens or traditional boundary treatments, which are at risk of being lost due to unplanned HMO conversions turning front gardens or traditional boundaries into car parking for multiple cars, especially in areas where car ownership is higher due to poorer public transport connections. If a number of these conversions occur on a street, then it risks a detrimental alteration of the character and appearance of the area, resulting in more hard surfacing, and a more urban feel in the more rural areas of Chorley. It is accepted that conversions of front gardens into driveways can occur under existing permitted development rights, but this may not be to the same extent due to a potential increased parking demand generated by houses occupied by several unrelated individuals, rather than family units.
- 3.25. Additionally, concerns have been raised regarding the potential for unplanned HMOs to lead to an increase in waste bins per property, leading to a cluttering of footpaths, which has been evidenced in other Local Authorities. Such a cluttering of footpaths not only detrimentally affects the character of a street but can also lead to accessibility issues by restricting footpath widths.
- 3.26. The Council having greater control over such HMOs via the planning process will allow for adequate consideration of the above matters and the proper planning of the area.

## Environmental Health Complaints

- 3.27. Between 2019 and 2025 Chorley Council has recorded 17 complaints relating to HMOs, spanning several issues including overcrowding, property conditions, waste accumulation, and anti-social behaviour. Further detail can be found in the below table:

**Table 2: Environmental Health HMO complaints**

Year	No. of Complaints	Type of Complaint
2019	0	N/A
2020	4	1 x Overcrowding 2 x Accumulation of waste 1 x Disrepair of property
2021	0	N/A
2022	0	N/A
2023	2	1 x Noise from building activities/concerns over issues when HMO in operation 1 x Pest activity
2024	3	2 x Anti-social behaviour 1 x Allegation of unlicensed HMO

Year	No. of Complaints	Type of Complaint
2025	8	2 x Damp and mould 1 x Accumulations of waste 3 x Anti-social behaviour 2 x Allegation of unlicensed HMO

- 3.28. It should be noted that the number of complaints regarding HMOs has increased significantly in the last year. Therefore there appears to be a correlation between an increase in HMOs and complaints about such accommodation.
- 3.29. The most common recorded complaint was relating to anti-social behaviour associated with a HMO, with the joint second most common complaint relating to accumulations of waste. It is considered that an Article 4 direction allowing the Council to ensure the proper planning of HMO accommodation would result in a greater control and alleviation of some of the sources of such complaints.

### Justification

- 3.30. The above evidence shows that, since 2024, the number of HMOs in the borough has grown significantly. Their locations have expanded into parts of the Borough that fall outside the Chorley Town Centre area. The data suggests that much of this growth has occurred through permitted development rights. The evidence also demonstrates that the wide range of issues associated with HMOs is not confined to a few wards but has started to extend across the Borough's urban areas.
- 3.31. Although some indicators are not directly linked to HMOs, there is a strong correlation between areas with high concentrations of HMOs and various social and environmental issues.
- 3.32. Most neighbouring authorities surrounding Chorley have implemented Article 4 directions to restrict permitted development rights for the conversion of properties into Houses in Multiple Occupation (HMOs). These authorities have also produced supporting evidence documents to justify the removal of these rights, citing concerns such as over-concentration of HMOs, impacts on residential amenity, and increased pressure on local infrastructure.
- 3.33. Given these precedents and the growing number of HMOs in Chorley, it is recommended that Chorley Council also implement an Article 4 direction. This would ensure that all proposed HMO conversions are subject to formal planning application, allowing the Council to better manage their distribution, quality, and impact on local communities.
- 3.34. Similar to Chorley, Bolton and Preston have the highest concentrations of HMOs within their most deprived areas, primarily located in town centres and surrounding neighbourhoods. In Bolton, the growth of HMOs was a key factor in justifying the

extension of the Article 4 direction to cover the entire Borough, aiming to prevent further spread into other settlements.

- 3.35. Through the emerging Central Lancashire Local Plan, the Council aims to achieve balanced growth across the Borough. This includes providing high quality and sustainable new housing, creating healthy, vibrant, safe, and sustainable communities, growth and regeneration of town centres to strengthen economic prosperity, and addressing health and deprivation inequalities. In addition, the Council's Corporate Strategy includes commitments to strive for good quality housing for all, support the most vulnerable residents and promote resilient and cohesive neighbourhoods. Based on the available data, these objectives risk being undermined unless tighter management of HMO accommodation is introduced, ensuring greater protection of local neighbourhoods, improved housing quality, and safer communities.
- 3.36. Whilst planning is only one tool to address the Borough's cumulative HMO related issues, extending Article 4 directions to the entire borough would give the Council more effective control over unregulated HMO conversions. Such interventions are expected to help rebalance communities, mitigate the cumulative and detrimental impacts of HMOs on local amenity and quality of life and ensure the proper planning of the area.
- 3.37. It is anticipated that the proposed Article 4 direction will also support both the Housing and Environmental Health Teams in the Council, in identifying supported accommodation providers and private sector landlords. This will also support the aims and objectives of the Council's Housing Strategy, specifically, but not limited to reducing homelessness and monitoring and improving housing standards. The Housing Act 2004 provides the power to local authorities to introduce selective and additional licencing schemes, such schemes have been introduced by local authorities to support regulating HMOs that do not meet mandatory licencing requirements where there has been an identified need for additional regulation. It should be recognised that although an Article 4 direction will help in identifying HMOs, further formal (i.e. licencing regimes) or informal proactive schemes will be required for ongoing improved HMO regulation.

## **4 Proposals for a New Article 4 Direction**

### **Legislative background**

- 4.1 The process of making an Article 4 direction is detailed within Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), wherein two procedures are presented, making an Article 4 direction without immediate effect and making an Article 4 direction with immediate effect. The immediacy of the latter allows the provisions within the Article 4 direction to come into force as soon as the direction is made.
- 4.2 It should be noted that in accordance with Sections 107 & 108 of the Town and Country Planning Act 1990 and The Town and Country Planning (Compensation) (England) Regulations 2015 (as amended), compensation provisions apply to Article 4 directions made with immediate effect. Whereas directions without immediate effect may be made after giving 12 months of notice of the intent to enforce such a direction, without these same compensation provisions.

### **Procedural route**

- 4.3 It is recommended that the Council should progress with an Article 4 direction to remove the permitted development right for the conversion of residential properties into small HMOs by utilising the immediate procedural route. This aims to afford the Council more control over a form of development which can be prejudicial to the proper planning of the borough and potentially constitute a threat to local amenities through lack of thorough consideration.
- 4.4 Whilst it is acknowledged that this opens up an avenue for compensation claims, it is considered that such compensation claims are likely to be minimal, based on similar cases at other Local Authorities, and the urgency to ensure the above control takes precedence.
- 4.5 The first step in the process for bringing an immediate Article 4 direction into force is to make the Article 4 direction. As soon as practicable after the Article 4 direction has been made, notice of the direction must be made available by local advertisement, site notices in at least two places, at the Union Street Offices and the Town Hall, and a copy sent to the Secretary of State. Individual service of the notice on the owner or occupier of every part of the land within the Article 4 direction area will not take place due to the borough-wide scale of the direction and the impracticalities of serving individual notices on such a scale.
- 4.6 The aforementioned notice must also specify a 21-day period for when representations can be made regarding the Article 4 direction.
- 4.7 An immediate Article 4 direction, unless confirmed by the Local Planning Authority (LPA), will expire after 6 months from coming into force. Therefore, for the direction to remain in permanence, it is required that the direction is confirmed by the LPA no sooner than 28 days following the latest date on which the notice was served but no

later than 6 months from said date. As part of this confirmation process, any representations received must be taken into consideration.

- 4.8 As soon as practicable after the direction has been confirmed, the LPA must give notice of this confirmation and also send a copy of the direction as confirmed to the Secretary of State.

### Timescales

- 4.9 An indicative timescale is as follows:

**23/09/2025:** Report on implementing an Article 4 direction to be taken to Council for approval

**24/09/2025:** Article 4 direction is made and comes into force. The Secretary of State is notified and the public notice is made available.

**24/09/2025 – 16/10/2025:** 21-day consultation runs on the Article 4 direction

**16/02/2026:** The Article 4 direction is confirmed (taking into account consultation responses) and the Secretary of State is notified within 6 months from being made.

### Risks

- 4.11 Potential risks associated with the introduction of an immediate Article 4 direction are set out below along with details of how these risks can be mitigated.

Risk	Mitigation
The Secretary of State may intervene and reduce the area the Article 4 direction covers or halt the direction completely	Chorley Council believes it has a strong evidence base to justify such an Article 4 direction.
The Article 4 direction could result in a reduction in the supply of HMOs	<p>The introduction of an Article 4 direction itself does not mean that applications for conversions to HMOs must be refused, only that such applications need to be considered via the planning process.</p> <p>If Chorley Council introduce any further policies in the future that restrict the granting of planning permission for HMO conversions, then this risk will have to be addressed before introducing said policy.</p>
The Council could be subject to compensation claims relating to works stymied by the introduction of an Article 4 direction	Based upon the experiences of other Local Authorities who have taken similar action, it is considered unlikely that there will be many compensation claims.

Risk	Mitigation
Planning applications for the conversion of dwellings to HMOs in an area subject to a related Article 4 direction are exempt from a planning fee	<a href="#">The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017</a> removed this exemption.



## Appendix 1: List of HMOs in Chorley

Address	Ward
2 Mount Pleasant, Adlington, Chorley, PR6 9RR	Adlington & Anderton
29 Cunliffe Street, Chorley, PR7 2BA	Chorley North West
10 Eaves Lane, Chorley, PR6 0PY	Chorley East
84-86 Eaves Lane, Chorley, PR6 0SU	Chorley East
92 Eaves Lane, Chorley, PR6 0SU	Chorley East
103 Eaves Lane, Chorley, PR6 0ST	Chorley East
175 Eaves Lane, Chorley, PR6 0TR	Chorley East
142 Lyons Lane, Chorley, PR6 0DP	Chorley East
44 Seymour Street, Chorley, PR6 0SN	Chorley East
11 Sycamore Road, Chorley, PR6 0JD	Chorley North & Astley
1 Ashfield Road, Chorley, PR7 1LH	Chorley North West
Former Applejax Nightclub, 1 Back Mount Street, Chorley, PR7 1EA	Chorley North West
1 Crown Street, Chorley, PR7 1DX	Chorley North West
5 Rawcliffe Road, Chorley, PR7 2HH	Chorley North West
11 St Georges Street, Chorley, PR7 2AA	Chorley North West
28 St Georges Street, Chorley, PR7 2AA	Chorley North West
15-17 Halliwell Street, Chorley, PR7 2AL	Chorley North West
91 Market Street, Chorley, PR7 2SU	Chorley North West
34 Park Road, Chorley, PR7 1QU	Chorley North West
12 St Thomas Road, Chorley, PR7 1HR	Chorley North West
20 St Thomas Road, Chorley, PR7 1HR	Chorley North West
24 St Thomas's Road, Chorley, PR7 1HR	Chorley North West
43-47 St Thomas Road, Chorley, PR7 1JE	Chorley North West
61-63 St Thomas Road, Chorley, PR7 1JE	Chorley North West
Former Duke of York, 124 Bolton Street, Chorley, PR7 3DX	Chorley South East & Heath Charnock
57 Pall Mall, Chorley, PR7 3LT	Chorley South East & Heath Charnock
156 Moor Road, Chorley, PR7 2LU	Chorley South West
2 Maypark, Clayton Brook, PR5 8JA	Clayton East, Brindle & Hoghton
291 Preston Road, Clayton-le-Woods, PR6 7PY	Clayton West & Cuerden
1 Station Road, Croston, PR26 9HL	Croston, Mawdesley & Euxton South
11 Laurel Avenue, Euxton, PR7 6AY	Euxton

## Appendix 2: List of Planning Applications related to HMOs since January 2019

Ref Number	Ward	Status
19/00910/FUL	Chorley East	Approved – 21/11/2019
19/00970/FUL	Chorley South East & Heath Charnock	Approved – 13/12/2019
20/01109/FUL	Chorley North West	Approved – 18/01/2021
22/00838/FUL	Chorley East	Approved – 09/11/2022
22/01184/FUL	Chorley North West	Approved – 02/02/2023
23/00969/FUL	Adlington & Anderton	Approved – 05/01/2024
23/01043/FUL	Chorley South East & Heath Charnock	Approved – 11/07/2024
24/00073/FUL	Chorley South East & Heath Charnock	Approved – 11/07/2024
24/00207/FUL	Chorley North West	Approved – 08/05/2024
24/00263/FUL	Chorley North West	Approved – 19/07/2024
24/00345/CLPUD	Euxton	Approved – 26/07/2024
24/00646/FUL	Chorley North West	Withdrawn
24/00725/FUL	Chorley South East	Approved – 15/11/2024
24/00785/FUL	Chorley North West	Withdrawn
24/00868/FUL	Chorley North West	Approved – 13/02/2025
24/00917/FUL	Chorley North West	Approved – 17/12/2024
24/01031/FUL	Chorley North West	Approved – 13/02/2025
25/00047/FUL	Chorley North West	Awaiting decision
25/00111/FUL	Adlington & Anderton	Withdrawn <sup>Note 1</sup>
25/00139/FUL	Chorley North West	Approved – 08/04/2025
25/00144/FUL	Chorley South East & Heath Charnock	Refused
25/00193/FUL	Chorley North West	Approved – 30/05/2025
25/00260/FUL	Chorley South West	Awaiting decision
25/00397/CLPUD	Adlington & Anderton	Approved – 20/08/2025
25/00434/FUL	Chorley North West	Approved – 04/07/2025
25/00648/FUL	Chorley North West	Awaiting decision
25/00694/FUL	Chorley North West	Awaiting decision

### Note

1. Replaced by 25/00397/CLPUD