

Town and Country Planning (General Permitted Development) (England) Order 2015
Notice pursuant to Schedule 3 of the making of an Article 4 Direction
without immediate effect

PLANNING CONTROLS OVER HOUSES IN MULTIPLE OCCUPATION

Notice is hereby given that the County Council of Durham ("the Council") has made a Direction on 4 August 2025 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Direction").

The Direction applies to the administrative area of the County Council of Durham excluding the areas of Framwellgate Moor, Pity Me, Newton Hall, Mount Oswald, Carrville, Belmont and Durham City which are already covered by Article 4 Directions ("the Direction Area").

The Direction relates to development comprising a change of use from a use falling within Class C3 (dwellinghouses) 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 Order, and removes permitted development rights for this type of development from the date when the Direction comes into force. Planning permission will therefore be required for a change of use from Class C3 (dwellinghouses) to Class C4 (houses in multiple occupation) in respect of properties situated within the Direction Area once the Direction is in force.

A copy of the Direction, including a map defining the Direction Area, can be viewed at every library within the Direction Area during normal opening hours or on the Council's website at www.letstalkcountydurham.co.uk.

Representations may be made concerning the Article 4 Direction between 15 August 2025 and 26 September 2025. If you wish to make representations you may do so online at Let's Talk County Durham (www.letstalkcountydurham.co.uk) or by post to Strategy & Delivery Team, Durham County Council, Strategy and Delivery Team (Planning) Corten House, Aykley Heads, Durham, DH1 5TS. Any representations must be made by 5pm on 26 September 2025.

The Article 4 Direction will come into force, subject to confirmation by the Council, on 17 August 2026.

Dated:

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