

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

**DIRECTION MADE UNDER ARTICLES 4(1) and (6) OF THE TOWN AND COUNTRY  
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS  
AMENDED)**

**EXETER CITY COUNCIL HMO ARTICLE 4 DIRECTION 2023 (“the 2023 Direction”)**

WHEREAS EXETER CITY COUNCIL (hereafter called “**the City Council**”) being the appropriate local planning authority within the meaning of article 4(4) of the Town and Country Planning (General Permitted Development) Order 1995 (“**the 1995 Order**”), made a direction on 9<sup>th</sup> November 2010, which was confirmed by the City Council on 16th December 2010 and which came into effect on 1 January 2012 (“**the 2010 Direction**”) as it was satisfied that it was expedient that development of the description set out in Schedule 1 below should not be carried out within the land and/or properties shown shaded pink on the plan at Schedule 2 of the 2010 Direction unless planning permission was granted on an application under Part III of the Town and Country Planning Act 1990 (as amended) (“**the 1990 Act**”) AND WHEREAS THE CITY 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 (as amended) (“**the 2015 Order**”), are satisfied that the 2010 Direction should be cancelled.

WHEREAS THE CITY COUNCIL being the appropriate local planning authority within the meaning of article 4(5) of the 2015 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 outlined in green on the attached plans at Schedule 2 of this 2023 Direction (“**the Land**”), unless planning permission is granted on an application under Part III of the 1990 Act.

AND WHEREAS the City Council considers that development of the said descriptions set out in Schedule 1 below should not be carried out unless permission is granted by an application made under Part III of the 1990 Act.

NOW THEREFORE the said City Council in pursuance of the power conferred on them by articles 4(1) and 6 of the 2015 Order hereby direct that the 2010 Direction be cancelled and the permission granted by article 3 of the said 2015 Order shall not apply to development on the said Land of the description set out in Schedule 1 to this 2023 Direction.

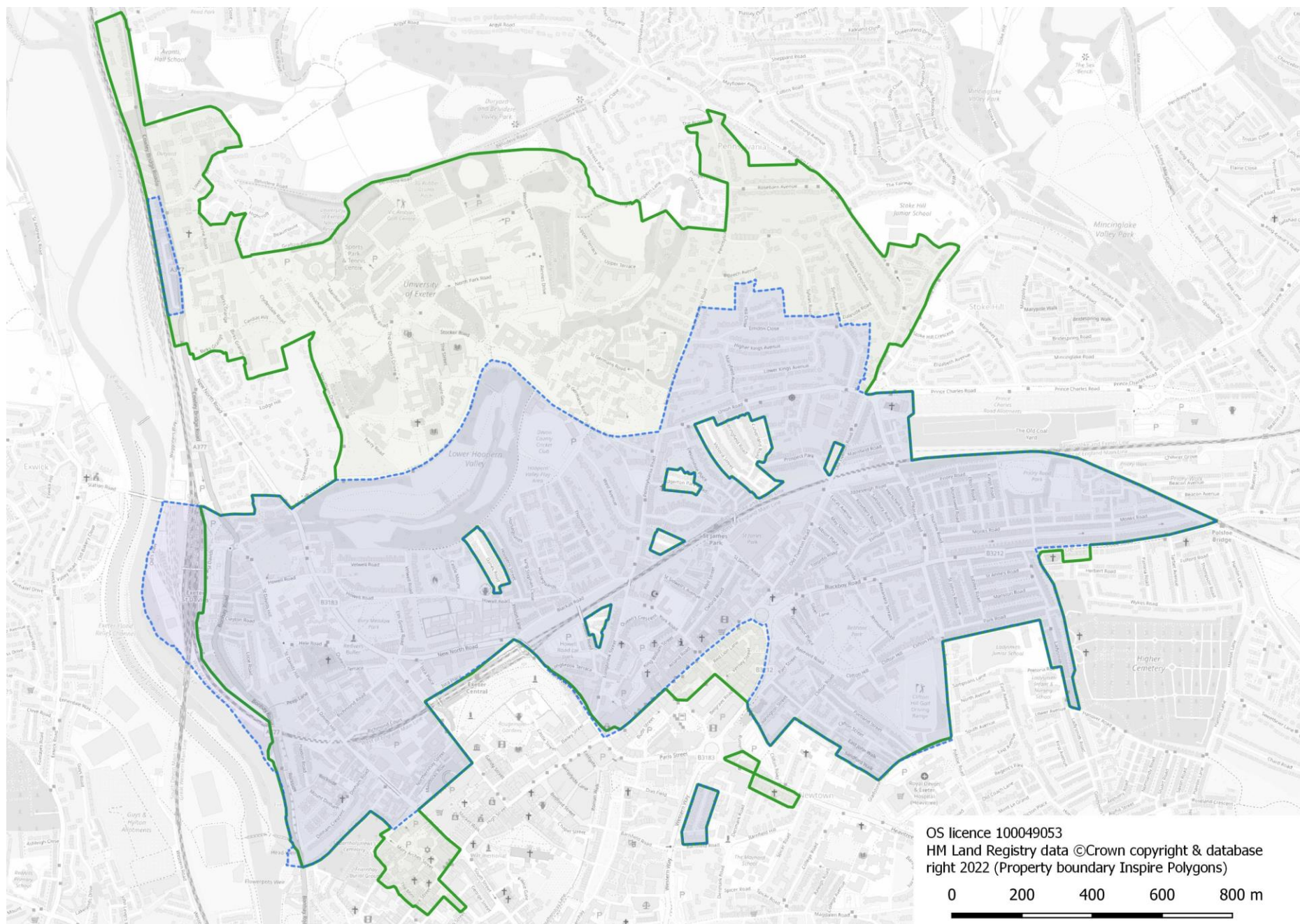
THIS CITY COUNCIL HMO ARTICLE 4 DIRECTION 2023 was made on [ ] 2023 under Articles 4(1) & (6) of the said 2015 Order.

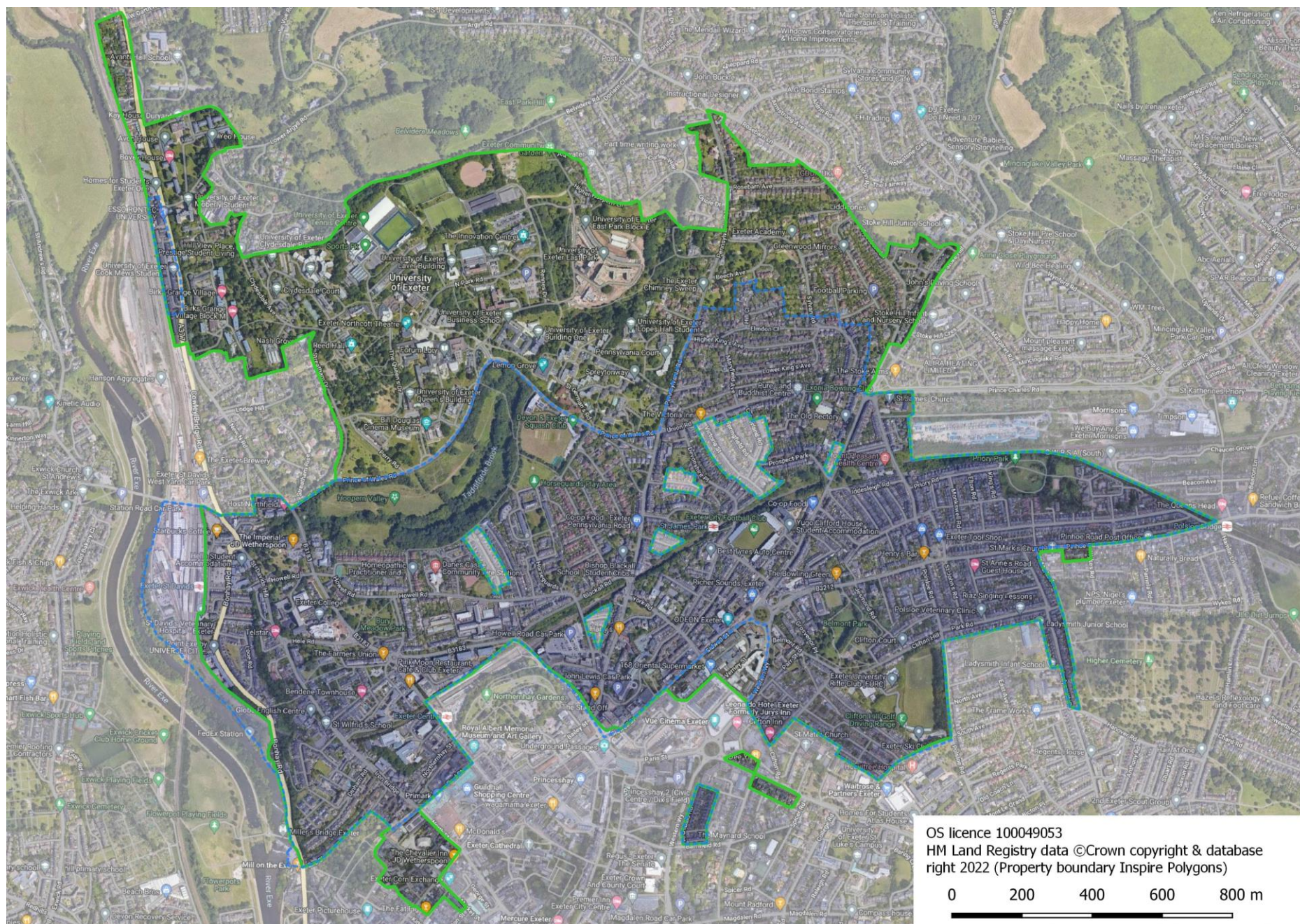
In accordance with Paragraphs 1(11) and 1 (12) of the 2015 Order, the City Council confirmed the Article 4(1) Direction on [ ] and shall take effect on

## SCHEDULE 1

Development consisting of a change of use of a building from a use falling within Class C3 (dwellinghouses) of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (houses in multiple occupation) of Schedule 1, being development comprised within Class L(b) of Part 3 of Schedule 2 to the 2015 Order and not being development comprised within any other Class.

SCHEDULE 2





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Made under the Common Seal )  
of **EXETER CITY COUNCIL** )  
 )  
in the presence of:- )

Service Lead Legal Services  
Team Leader - Housing & Litigation  
Team Leader - ECL, Contracts Procurement & Licensing  
Team Leader - Property, Planning and Non-Contentious

Confirmed under the Common Seal )  
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