Ribble Valley Borough Council

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Article 4 Direction (HMOs)

Article 4 Direction – Removal of Permitted Development Rights for the Change of Use from Use Class C3 (Dwellinghouses) to Use Class C4 (Houses of Multiple Occupation)

Evidence Document

August 2026

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1. Introduction

This document outlines the policy context, evidence base and justification for implementing an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GDPO) to restrict permitted development rights for the conversion of properties from Use Class C3 (dwellinghouses) to Use Class C4 (Houses of Multiple Occupation) throughout the borough.

HMO Definition

1.1 Section 254 of the Housing Act 2004[1] 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.*

1.2 According to the Town and Country Planning (Use Classes) Order 1987 (as amended), Use Class C4 (Houses in Multiple Occupation) is defined as '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'. HMOs with 7 or more occupants fall under 'Sui Generis' use class. Both houses and flats can be HMOs.

1.3 Other types of non-standard housing such as supported housing and children's homes do not fall under the HMO definition. They fall under class C2 (residential institutions).

2. HMO Licenses

2.1 Under Part 2 of the Housing Act 2004, an HMO must be licensed if it is occupied by five or more people forming two or more separate households. This is known as mandatory HMO licensing. Under Section 232 of the Housing Act 2004, the Council is required to publish details of all mandatory licensed HMOs within the borough[2].

2.2 HMOs generally do not require a license if they have less than five occupants from two or more households. However, some councils operate additional licensing schemes requiring small HMOs to be licensed. Ribble Valley Borough Council does not operate an additional licensing scheme.

2.3 The Housing Act 2004 also grants powers to local authorities, in certain closely

[1] Housing Act 2004
[2] HMO LICENCE REGISTER.xlsx

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 License is required.

2.4 All HMOs in Ribble Valley, whether licensed or not, must meet minimum safety management, and amenity standards.

3. Article 4 Direction Context

National Policy and Legislative Context

3.1 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.

3.2 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.

3.3 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.

3.4 Schedule 3 of the GPDO 2015 sets out the procedures and requirements for preparing, consulting on, and confirming Article 4 directions.

3.5 As soon as practicable after confirming 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.

4. National Planning Policy Framework (NPPF) (Version: August 2026)

4.1 Chapter 8:2 of the NPPF (National Planning Policy Framework - GOV.UK) states that the use of Article 4 directions to remove a permitted development right where these are justified to support the vitality and viability of centres and maintain their character.

a. Be limited to situations where it is necessary to protect local amenity or the wellbeing of the area (for example safeguarding against the demolition of local facilities, preventing an over-concentration of uses which could affect the quality of life such as small Houses in Multiple Occupation, or supporting the vitality and viability of parts of town centres);
b. Be based on robust evidence; and

c. Apply to the smallest area required to mitigate the evidenced harm.

National Planning Practice Guidance (NPPG)

4.2 As defined in the NPPG[3], 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.

4.3 An Article 4 direction 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.

4.4 It only means that a particular development cannot be carried out under permitted development and therefore needs a planning application. This gives the local planning authority the opportunity to consider a proposal in more detail.

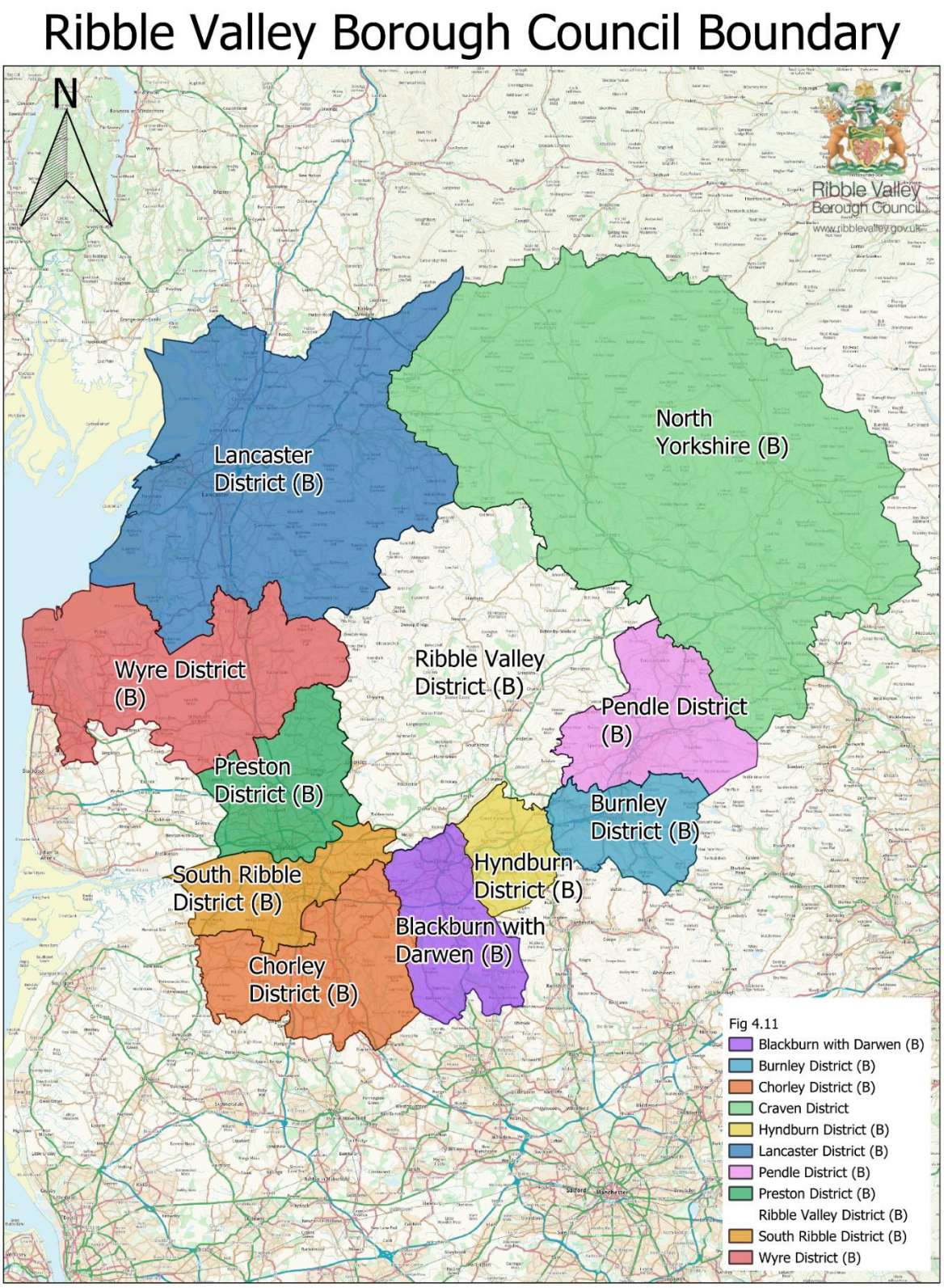
Regional Context

4.5 Several neighbouring authorities have already introduced Article 4 directions to restrict the permitted development rights for the conversion of dwellings to HMOs.

4.6 Figure 1 shows the location of Ribble Valley and the neighbouring authorities that have implemented Article 4 directions for HMOs.

[3] When is permission required? - GOV.UK

Figure 1: Location map of Ribble Valley with Neighbouring Local Authorities.



Neighbouring Authorities and Article 4 Direction to Prevent Permitted Development from C3 (dwellinghouses) to C4 (Houses of Multiple Occupation).

4.7 Two of RVBCs neighbouring authorities do not currently have an Article 4 Direction in place specifically to block Permitted Development (PD) for HMOs. They are: North Yorkshire (Craven District) and Pendle.

4.8 The eight authorities that have Article 4 Directions in respect of HMOs are:

Burnley Borough Council

4.9 Following confirmation in April 2024 the Article 4 Direction came into effect on the 14th October 2024. The 'non-immediate' Article 4 Direction removes permitted development rights for the change of use from Use Class C3 (dwellinghouses) to C4 (Houses of Multiple Occupation (HMO)) in the following wards within the borough for the following wards Bank Hall; Brunshaw ward; Daneshouse with Stoneyholme; Gannow; Gawthorpe; Queensgate; Rosehill with Burnley Wood; Rosegrove with Lowerhouse and Trinity.

Lancaster City Council

4.10 Article 4 Direction for HMOs in Lancaster City Council was implemented to limit the number of HMOs in specific areas to prevent Class C3 and C4 within the wards of Bulk; Castle; John O'Gaunt, Marsh, Scotforth East; Scotforth West; Skerton West and the village of Galgate. The direction was confirmed in November 2021.

Blackburn with Darwen Council

4.11 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.

Hyndburn Borough Council

4.12 With effect from 15 March 2026, planning permission will be required in Hyndburn for the development of an HMO through change of use of an existing dwellinghouse, in Barnfield; Central; Church; Clayton-le-Moors; Peel; Netherton; Rishton; Spring Hill; St Andrew's.

Chorley Borough Council

4.13 On 4th March 2026, Chorley Council confirmed an immediate Article 4 Direction which was made and came into effect on 23 September 2026 for the entire borough.

Preston City Council

4.14 initially introduced an Article 4 direction in February 2012 to restrict permitted changes of use from Use Class C3 (dwellinghouses) to Use Class C4 (HMOs). In

February 2025, the Council conducted a review to assess the effectiveness of Article 4 direction on HMOs. Following this review a non-immediate Article 4 Direction covering the main urban area was made and which is due to come into effect in February 2027.

South Ribble Council

4.15 On 28th January 2026, South Ribble Council introduced and confirmed an immediate Article 4 Direction which was made and came into effect of 16th July 2026 for the entire borough.

Wyre Council

4.16 On 25th February 2026, Wyre Council introduced and confirmed an Article 4 Direction for HMOs which came into effect from 29th July 2026 for the Fleetwood, Thornton and Cleveleys area.

Local Policy Context

4.17 The Local Plan for Ribble Valley is currently under review. Consideration of whether there should be further planning controls introduced for the conversion of Houses in Multiple Occupation (HMOs) will form part of the publication of the new Local Plan.

4.18 The Article 4 Direction would introduce a change in policy, which would mean:

> Policy: Houses in Multiple Occupation (HMOs)
>
> Planning permission would be required for Class C3 (dwellinghouses) to be converted to Class C4 (Houses of Multiple Occupation), regardless of the size, within the borough or Ribble Valley. (This was previously permitted development for between 3 and 6 people.) This is to enable the Council to prevent adverse impacts of HMOs on parking, local amenity, local services and to manage the growth of HMOs rather than preventing them outright.

4.19 The Ribble Valley Local Plan is scheduled to be submitted on 27th March 2028 for examination.

5. Local Evidence and Justification

Current Number and Distribution of HMOs

5.1 Council records identify 13 properties (two of which are Serco managed properties in confidential locations) meeting the definition of HMOs within Ribble Valley Borough as of 18th August 2026. This includes HMOs that are licensed; those that require planning permission and those that do not. There are 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 licensed.

5.2 Council Tax records have not identified any additional HMO properties in the borough.

5.3 Appendix 1 provides the addresses of HMOs within Ribble Valley arranged by ward.

5.4 Of the 13 HMOs identified by the Council, 9 are licensed and 4 are licence exempt.

Planning Applications for HMOs

5.5 Although HMOs have been introduced through permitted development rights, some would require a change of use from other use classes, for example from sui generis, to Use Class C4 (Houses in Multiple Occupation). These applications would be submitted as full planning applications.

5.6 Table 1 below shows the number of applications for conversions to HMOs in the Borough between January 2019 and August 2026. A full list of applications can be found in Appendix 2.

Table 1: Number of HMO Applications

Year	Number of Applications	Number of Approved/Refused Applications, or Approval Not Required (PNR)
2019	0	0
2020	0	0
2021	1	1 Approved
2022	0	0
2023	2	1 PNR, 1 Approved
2024	2	1 Refused, 1 PNR
2025	1	1 Approved
2026 (as of 18.08.26)	0	0

5.7 Between January 2019 and August 2026, the Local Planning Authority received 6 applications related to HMO conversions, of which three were approved, one was refused and two did not require approval.

5.8 Since the beginning of 2024, there has not been a noticeable increase in the number of HMO related planning applications that has occurred in other Lancashire authorities, however it is difficult to ascertain how many HMOs are being introduced by permitted development.

Demographics

Population

5.9 The population of the Borough has increased in recent years, from circa 57,100 in 2011, to circa 61,500 in 2021 (ONS), which is a 7.6% increase between 2011 and 2021. Ribble Valley covers an area of 583 km² across 27 wards. The rural nature of the district means that the average number of people per square kilometer is the lowest in the county.

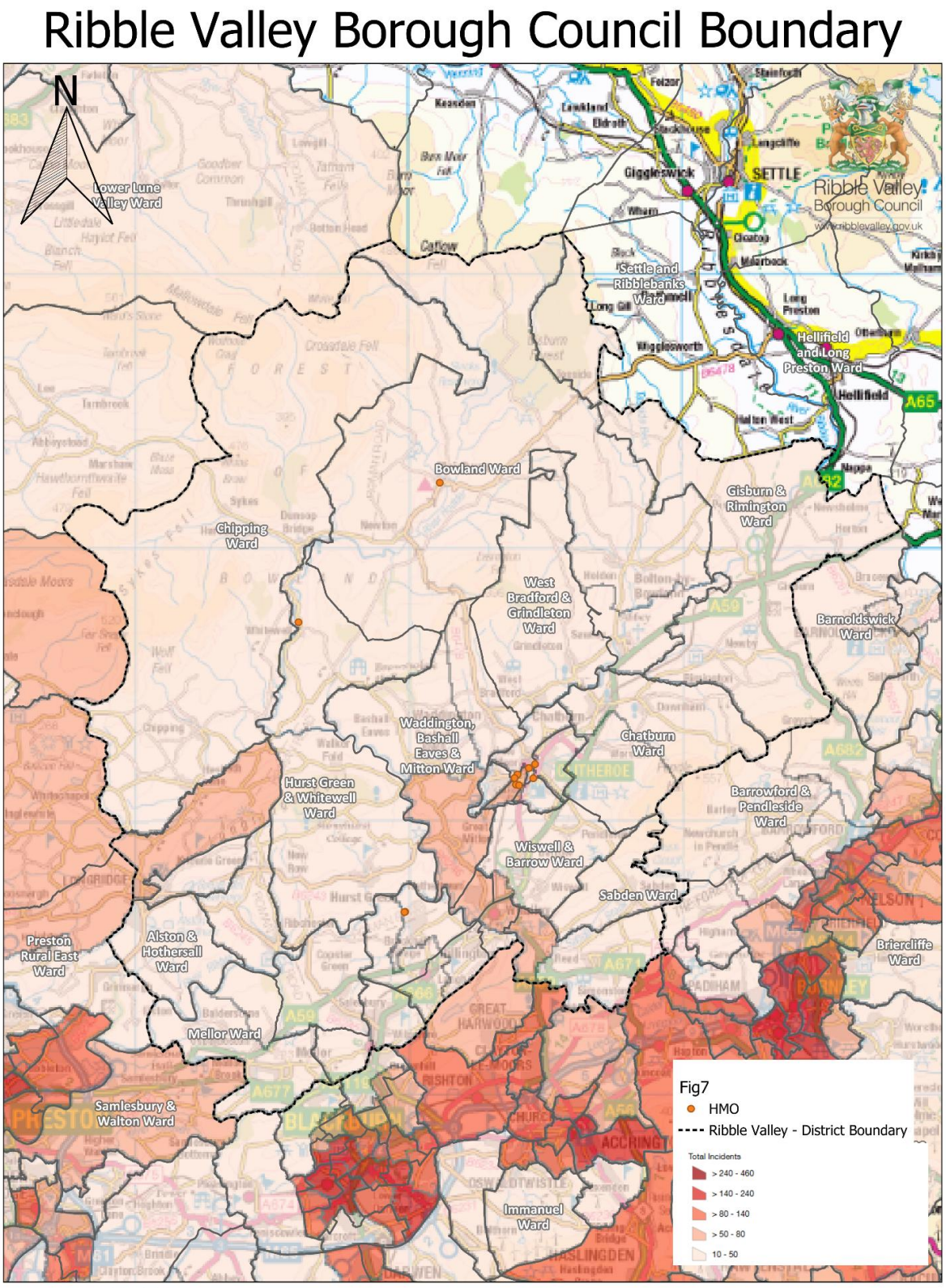
Deprivation

5.10 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.

5.11 In the 2019 IMD, Ribble Valley was ranked as the 282/317 most deprived area of the local authorities in England, which means that RV is in the 20% least deprived areas of the country. The figure showing overall IMD rankings highlights the areas with the varying levels of deprivation.

5.12 Often correlations exist between wards with high numbers of HMOs and those with relatively low IMD deciles as shown in Figure 2. The HMOs within Ribble Valley are distributed across Brockhall and Dinckley, St Mary's, Primrose, Salthill, Littlemoor, Hurst Green and Whitewell.

Figure 2: Map showing IMD decile and the location of HMOs within Ribble Valley



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Housing Market

5.13 Figure 3 below shows that 3% of all dwellings in Ribble Valley were classified as overcrowded in 2021. Ribble Valley ranks 9th for overcrowded households out of the 14 authorities in Lancashire.

Figure 3: Percentage of overcrowding within Lancashire (Source: LCC Dashboard, 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

5.14 Overcrowding is associated with poor housing quality and is more prevalent among social-rented households. There are also under-occupied dwellings within Ribble Valley. Figure 4 below is a chart showing the percentages of under-occupancy and overcrowding. The presence of HMOs can lead to an increase in overcrowding.

5.15 Ribble Valley is primarily characterised by family housing with a relatively high proportion of detached and semi-detached houses, and a lower proportion of flats than average. An increasing level of HMOs could detract from the family orientated character of the district: reducing family housing stock. Given that HMOs accommodate multiple unrelated occupants on short term leases they can reduce the sense of continuity and prevent the formation and community ties that are important in creating local communities. Longstanding residents may feel less connected to their community when neighbours change frequently, weakening social networks and local character and identity.

5.16 The 2021 Census places Ribble Valley as having the highest rate of owner occupiers in the North West at 76.3%, with housing stock comprising:

Detached properties: ~34.5%
Semi-detached properties: ~28.6%
Terraced properties: ~28.3%
Flats and other types: ~8.6% combined

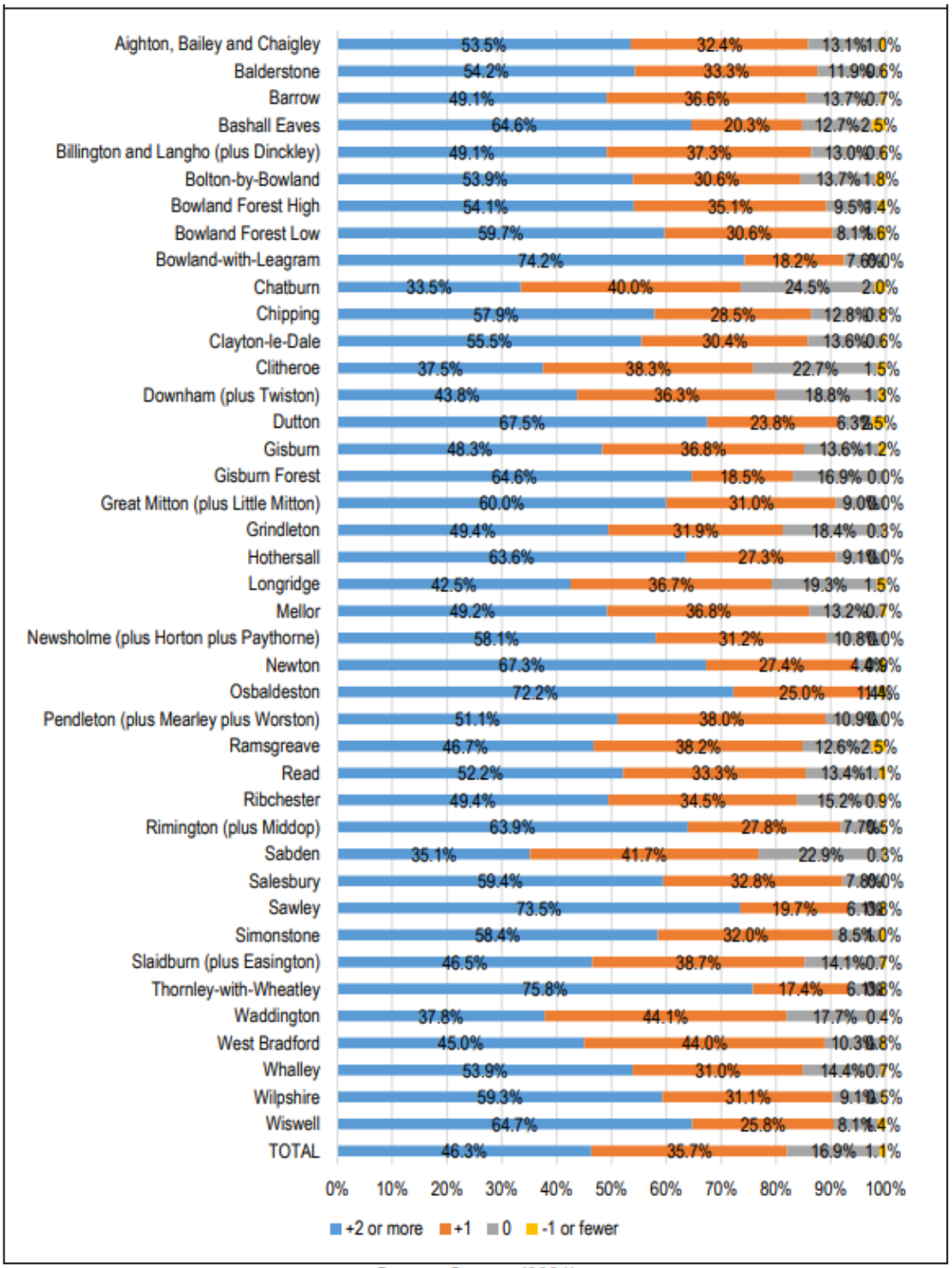
5.17 Ribble Valley is a semi-rural district and as such many areas across the district are considered to be unsustainable in terms of access to services and public transport.

5.18 Unsustainable areas are considered to be inappropriate for HMOs because they lack the infrastructure and accessibility needed to support higher-density living. HMOs accommodate several unrelated individuals, which increases demand on local services such as public transport, healthcare, and retail.

5.19 In unsustainable locations which are poorly connected, these services are limited or harder to access, making it difficult for occupants to meet everyday needs without heavy reliance on private cars. Additionally, given that HMO occupants are unrelated it is less likely that they would “car share”, which can result in a higher amount of cars per dwelling than traditional C3 use classes. The prevalence of private cars because of HMOs in unsustainable areas can result in highway safety and parking issues.

5.20 The location of HMOs in unsustainable locations conflicts with broader planning principles, such as those promoted in the NPPF, which encourage development in sustainable locations, for example where public transport options and services are readily available.

Figure 4: Map showing under-occupancy and overcrowding in each ward in Ribble Valley (ONS Census 2021)



Source: Census (2021)

5.18 An occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. An occupancy rating of -1 implies that a household has one fewer rooms/bedrooms than required. In Ribble valley, 0.3% of households have an occupancy rating of -2 or less, compared to

1.1% in England overall. Within Ribble valley, Bowland, Chipping, Clayton-le-Dale & Salesbury, Sabden, Waddington, Bashall Eaves & Mitton, West Bradford & Grindleton, Whalley Nethertown Ward has the highest proportion of households with an occupancy rating of -2 or less at 0.0%.

House Prices

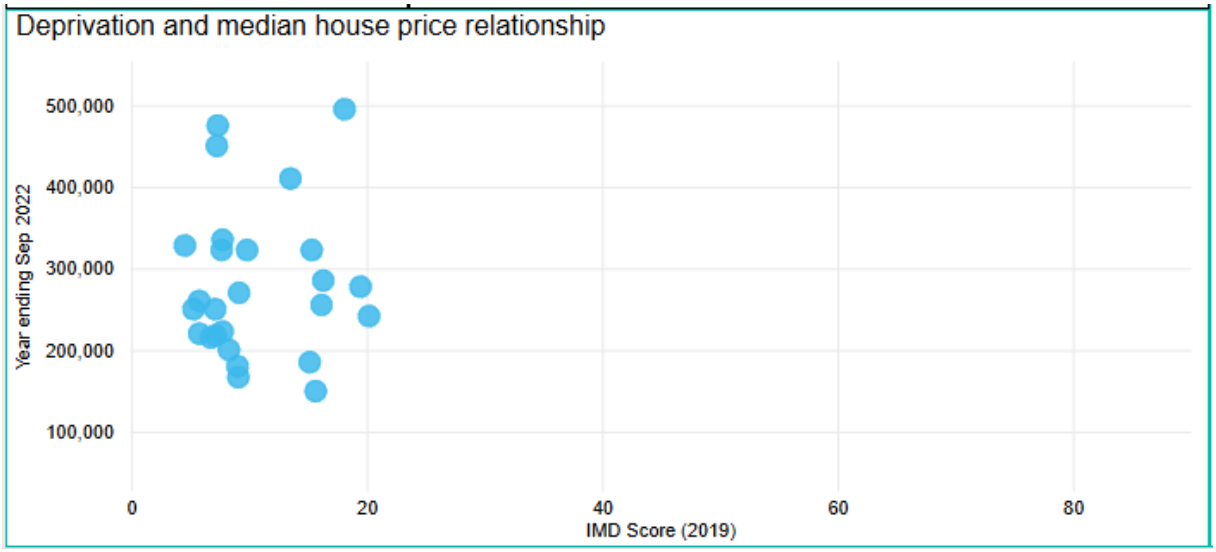
5.19 The average house price in Ribble Valley was £283,000 in May 2026 (provisionally), up slightly 1.8% from May 2025. This was lower than the rise in the North-West (5.8%) over the same period.

5.20 Council tax bands are based on the price a property would have sold for on the open market as of 1 April 1991 in England. In Ribble Valley we currently have 3921 Band A properties out of 30,152 banded properties. This means that 13% of properties fall within Band A (the lowest price band), which is lower than the national average, 23.8%.

5.21 Lower house prices make it more attractive for landlords to purchase properties and convert them into HMOs to maximise rental income. The higher house prices in Ribble Valley make it a less appealing location for vulnerable and low-income households.

5.22 Figure 5 below illustrates the correlation between deprivation levels and median house prices in Ribble Valley in 2019, 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 in RV (Source: LCC insight4)



Tenure

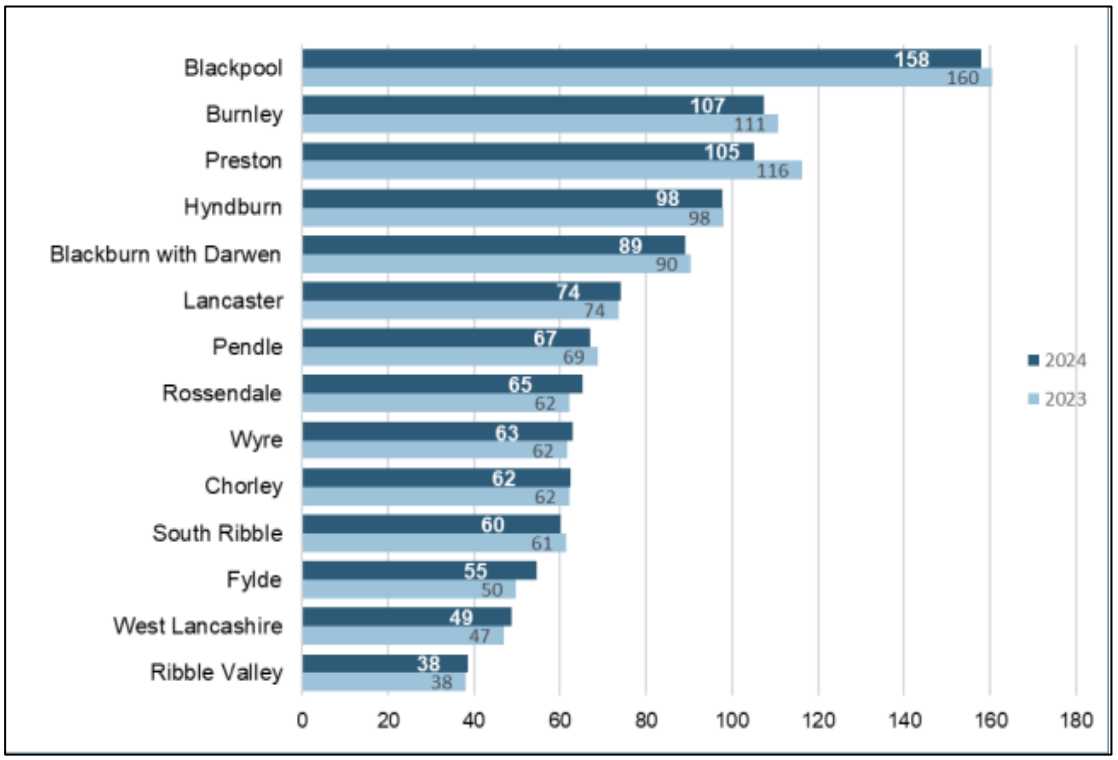
5.23 The 2025 dwelling stock by tenure results indicate a total dwelling stock of 580,024 for Lancashire-12 area, of which, 87.6% was owner occupied or privately rented. This was above the England average of 83.4% and is because Lancashire has much less accommodation in local authority ownership than the national average.

Only West Lancashire (10.9%) and Lancaster (5.4%) had large numbers of dwellings within this category. For 2025 Chorley had 160 local authority owned dwellings, Burnley had 42, while Hyndburn, Rossendale, Ribble Valley and Pendle had 33 between them. Fylde, Preston and South Ribble had none.

Crime and Anti-Social Behaviour

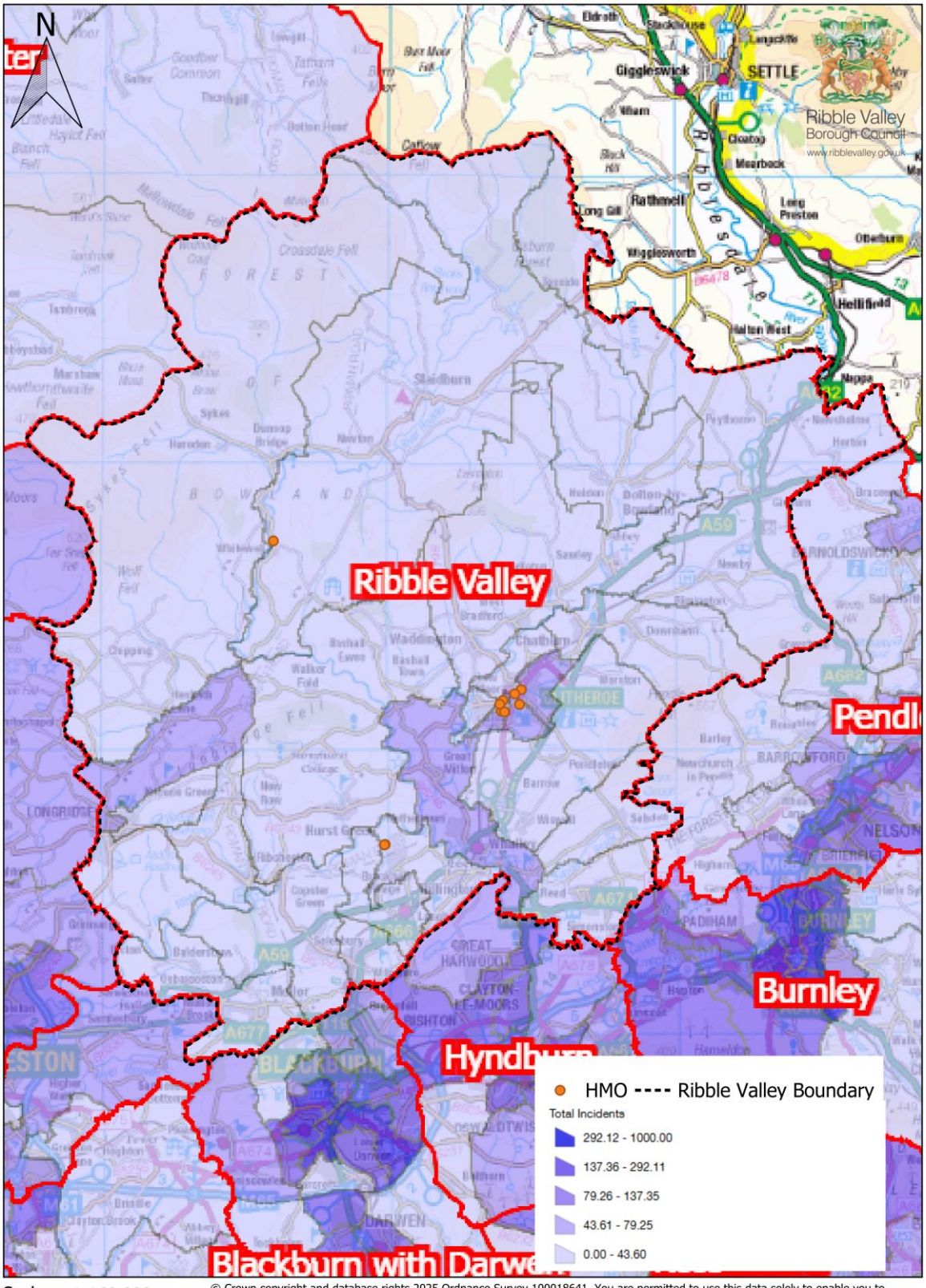
5.24 Figure 6 below shows that Ribble Valley has the lowest recorded crime rate in Lancashire. Ribble Valley had the lowest rate of crime per 1000 population across the county in 2024.

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



5.25 Patterns of crime correlate with deprivation. Figure 7 below shows the levels of crime for the wards in Ribble Valley. The darker areas show the areas at higher risk of crime and the location of HMOs are indicated in orange.

Figure 7: Map showing the crimes per 1000 population for each of Ribble Valley's ward. (LCC Mapzone, with HMOs locations plotted.)



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Character and Amenity

5.26 HMOs that are not subject to planning applications can have an adverse impact on the streetscene and character of an area. Many properties across Ribble Valley have front gardens or traditional boundary treatments, which could be 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 Ribble Valley. 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.

5.27 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.

5.28 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

5.29 Between 2019 and October 2025 Ribble Valley Council has not received any complaints to Environmental Health regarding HMOs.

Justification

5.30 The above evidence suggests that, in recent years, the number of HMOs in the borough has not significantly increased. The majority of Ribble Valley's HMOs are in Clitheroe. An increase of HMOs, and the range of issues associated with them could be problematic if an unrestricted number were introduced through permitted development rights.

5.31 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.

5.32 Most neighbouring authorities surrounding Ribble Valley 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 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.

5.33 Given the precedents within the county of Lancashire, and to preempt any issues, it is being considered whether Ribble Valley 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.

5.34 Chorley and Preston have the highest concentrations of HMOs within their most deprived areas, primarily located in town centres and surrounding neighbourhoods. A borough-wide Article 4 direction can prevent the spread of HMOs spreading from town centres into settlements.

5.35 Through the emerging Ribble Valley Local Plan, there will be a requirement to provide high quality and sustainable new housing, which create healthy, vibrant, safe, and sustainable communities.

5.36 The Council's Corporate Strategy includes commitments for good quality housing for all, with a focus on affordable homes and economic development. The council values place and environment and seeks to maintain a sustainable and prosperous borough, whilst safeguarding the borough's built, historic and natural environments.

5.37 Planning is only one tool to address HMO related issues. Implementing a Article 4 direction for the entire borough would give the Council more effective control over unregulated HMO conversions. Such interventions help to 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.

5.38 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 Councils Housing Strategy, specifically, but not limited to reducing homelessness and monitoring and improving housing standards.

5.39 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 would be helpful in identifying HMOs, further formal (i.e. licencing regimes) or informal proactive schemes would be required for ongoing improved HMO regulation.

6. Proposals for a New Article 4 Direction

Legislative background

6.1 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

6.2 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.

6.3 Whilst it is acknowledged that this immediate route 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.

6.4 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, 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.

6.5 The aforementioned notice must also specify a 21-day period for when representations can be made regarding the Article 4 direction.

6.6 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.

6.7 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

An indicative timescale is as follows: (dates would need amending)

27/08/2026: Report on implementing an Article 4 direction to be taken to

Committee for approval

28/08/2026: Article 4 direction is made and comes into force. The Secretary of State is notified and the public notice is made available.

28/08/2026 – 18/09/2026: 21-day consultation runs on the Article 4 direction

13/10/2026: Article 4 direction is confirmed (considering consultation responses) and the Secretary of State is notified within 6 months from being made.

Risk Assessment

6.8 Potential risks associated with the introduction of an 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	Ribble Valley Council believes it has evidence base to justify such an Article 4 direction.
The Article 4 direction could result in a reduction in the supply of HMOs	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. If Ribble Valley 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.
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.
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.	The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 removed this exemption.

Appendix 1: List of HMOs in Ribble Valley

Address	Ward
Ribble View Hillside, Brockhall Village, Old Langho, Blackburn, BB6 8BA	Brockhall and Dinckley
1 Hillside, Brockhall Village, Old Langho, Blackburn, BB6 8BA	Brockhall and Dinckley
2 Hillside, Brockhall Village, Old Langho, Blackbrun, BB6 8BA	Brockhall and Dinckley
32 West View, Clitheroe, BB7 1DG	Primrose
48 York Street, Clitheroe, BB7 1DL	Salthill
Higher Whitewell Farm, Dunsop Road, Whitewell, BB7 3AT	Hurst Green and Whitewell
51 Peel Street, Clitheroe, BB7 1NF	Littlemoor
3 De Lacy Street, Clitheroe, BB7 2EE	St Mary's
27-29 Bawdlands, Clitheroe, BB7 2LA	St Mary's
3 Church Street, Clitheroe, BB7 2DD	St Mary's
38 Woone Lane, Clitheroe, BB7 1BG	Primrose

Appendix 2: List of Planning Applications related to HMOs since January 2017

Ref Number	Ward	Status
3/2017/0670	Primrose (Clitheroe)	Approved
3/2018/0497	Salthill (Clitheroe)	Permission Not Required
3/2021/0643	Littlemoor (Clitheroe)	Permission Not Required
3/2023/0053	St Mary's (Clitheroe)	Permission Not Required
3/2023/0964	Hurst Green and Whitewell	Approved (HMO (C4) loss, now a dwelling (C3)
3/2024/0265	Primrose (Clitheroe)	Permission Not Required (not operating as HMO)
3/2024/0269	St Mary's (Clitheroe)	Withdrawn
3/2024/0552	St Mary's (Clitheroe)	Refused/Dismissed at Appeal
3/2024/0585	St Mary's (Clitheroe)	Refused
3/2025/0231	St Mary's (Clitheroe)	Approved
3/2025/0316	St Mary's (Clitheroe)	Approved