



HARTLEPOOL
BOROUGH COUNCIL

OFFICER DECISION RECORD

Department:	Development, N/hoods and Regulatory Servs
Division:	Neighbourhood Services
Date of Decision / Issue of Licence:	16/07/2025
Officer Making Decision:	MR KA BOSTOCK
Subject / Description & Reason for Decision: (for publication)	<p>As reported to Neighbourhood Services Committee for information (30/06/2025) HBC intend to undertake a 12-month (non-immediate) Article 4 consultation with a view to removing Permitted Development rights for the change of use of a dwellinghouse to a small HMO.</p> <p>The intention is to undertake the necessary consultation process to prevent any future compensation claims against the Council whilst also providing greater control over the conversion of dwellinghouses to HMO's.</p>
Type of Decision:	Non Key
Nature of Delegation Being Exercised:	<p>EDDNRS3</p> <p>To determine, in consultation with the Chair of Planning Committee, all forms of planning and other applications/notifications and certificates under the Town and Country Planning Act 1990 (as amended), the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning Act 2008 or under any related secondary legislation (General Permitted Development Order etc.) except those reserved to the Planning Committee</p>
Alternative Options Considered & Rejected:	<p>Option 1 Do nothing; which would maintain the status quo and undertake no consultation on the possibility of removing permitted development rights for small HMOs.</p> <p>Option 2 is to enact the Article 4 immediately however this leaves the Council open to compensation claims.</p>
Any Declared Register of Interest:	No

OFFICER WITH THE DELEGATION

NAME: MR KA BOSTOCK
POSITION:

IN CONSULTATION WITH...

NAME: Moss Boddy
POSITION: Councillor