

FOI Ref

7291

Response sent

29 May 2020

(CCC) Article 4 Enquiry

Previously, planning permission was not required to change use from a Class C3 (dwellinghouses) to a Class C4 (HMO) and vice versa.

Please could you confirm the above is still true and there are no local bylaws.

Response:

There is not an article 4 direction restricting C3 to C4 use in the city. Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), a change of use from Class C3 (Dwelling houses) to C4 (Houses in multiple occupations) and vice versa.

Please note that Class C4 covers 3-6 residents in HMOs, anything above 6 occupants is considered to be 'sui generis' use and would require planning permission. (Town and County Planning General Permitted Development Order 2015 as amended Schedule 2 Part 3 Class L).

Further queries on this matter should be directed to foi@cambridge.gov.uk