

Middlesbrough Development Corporation
Teesside Airport Business Suite
Teesside International Airport
Darlington
DL2 1NJ



MIDDLESBROUGH DEVELOPMENT CORPORATION

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

NOTICE OF MAKING AN ARTICLE 4(1) DIRECTION

NOTICE is hereby given that the Middlesbrough Development Corporation (“the Development Corporation”) made a non-immediate Article 4(1) Direction on 24th November 2025 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the Direction”).

The Direction relates to development comprising a change of use of a building from a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (houses in multiple occupation) of that Schedule being development compromised within Class L(b) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Direction removes permitted development rights for a change of use of a building from Class C3 (dwellinghouses) to Class C4 (houses in multiple occupation) from the date on which the Direction comes into force. Therefore, planning permission will be required for this type of development from the date on which the Direction comes into force.

The Direction applies to the entire area of the Middlesbrough Development Corporation shown edged red on the map attached to the Direction. A copy of the Direction including the map can be viewed at Middlesbrough Development Corporation Office, Teesside Airport Business Suite, Teesside International Airport, Darlington DL2 1NJ from 9.00 a.m. to 4.30 p.m. on weekdays (excluding Bank Holidays) or online at <https://teesvalley-ca.gov.uk/about/middlesbrough-development-corporation/>.

Representations may be made concerning the Direction between 24th November 2025 and 23rd December 2025. If you wish to make representations you may do so in writing to Middlesbrough Development Corporation Office, Teesside Airport Business Suite, Teesside International Airport, Darlington DL2 1NJ or alternatively by email to MDCplanning@teesvalley-ca.gov.uk.

The Direction will come into force on 25th November 2026 subject to being confirmed by the Corporation.

Julie Hurley

Head of Planning, Middlesbrough Development Corporation

Dated: 24th November 2025