

Decision under Delegated Powers

Officer Requesting Decision

Building Control Manager

Officer Making the Decision

Head of Planning and Growth

Recommendation

That the Street Naming and Numbering Policy is amended following a review.

Reason

To ensure that the policy remains up to date and can deal with anomalies in circumstances where a Town/Parish Council or Meetings outside of Loughborough have not been formerly established.

Authority for Decision

Delegated authority was approved by Cabinet at its meeting of 17 November 2016 to allow the Head of Planning and Regeneration to make minor corrections to the text and diagrams [of the policy] before it is published and to make ongoing changes to the policy as required (Minute 68 16/17 refers).

Decision and Date



25 April 2023

Background

The existing policy for street naming and numbering was agreed by the Cabinet in November 2017 (Minute 68 16/17 refers). A review at the end of 2022 identified a need to update the text of the policy and to recognise the unique circumstances encountered where a new town/parish council or meeting has been established but there remains no constituted membership to conduct business. This issue has arisen in light of the emerging areas of growth now being built out in Loughborough and Thurmaston and about to commence at Birstall.

Charnwood Borough Council is responsible for the allocation of new postal addresses within its administrative area. Where required, the law allows the authority to name new streets and number any properties served by it. It also allows existing streets to be renamed or properties to be renamed or renumbered where considered appropriate and subject to the agreement of affected property owners.

The Council's powers to require street numbers and road names to be displayed are contained in sections 64 and 65 of the Town Improvement Clauses Act 1847. The Council's authority to name or alter a street name is contained in sections 17 and 18 of the Public Health Act 1925.

The practice of Building Control operates in a competitive environment and has done so since 1985. The street naming and numbering service falls within the Building Control Function. The service plays an important role in ensuring correct addressing of new residential/commercial premises within the Borough, including:

- new builds;
- those properties created by change of use or conversion; and
- changes to naming/numbering of buildings due to a change in ownership etc.

Applications are received from owners and developers and consultation, administration and notification tasks are carried out and, where necessary, consultations undertaken with the Royal Mail and emergency services. If the address and numbering proposals are agreed, the information is officially recognised and confirmation sent to a large number of interested parties.

Many applications are received from commercial organisations and developers via formal applications for street naming and numbering, some of which are complex. In April 2012, the Council commenced charges for some of the street naming and numbering service though it was largely limited to existing streets and properties (minute 92 11/12 refers). In March 2016, the Cabinet agreed to widen the schedule of charges for the naming and numbering of new streets (minute 125 15/16 refers). This broader range of charges reflected the general movement to charging for these discretionary services by other local authorities nationally. The charges are based on reasonable cost recovery for the service and are subject to regular review. The most recent review took place in April 2023 and is subject to a separate delegated decision.

In preparing the approved policy and protocols in November 2016, officers benchmarked the process against neighbouring authorities. In line with best practice, the process holds that the most appropriate bodies for making decisions about road names are town/parish councils or meetings or in Loughborough, local ward councillors. In this way, the policy introduced consultation with ward councillors, which had previously been an issue for wards in Loughborough where no town/parish council or meeting exist, and to set out the process in which officers will invite elected representatives to provide street names. The recent review of the policy has again been considered against best practice examples and changes made to reflect circumstances where Town/Parish Councils or meetings do not have an elected membership such as where new parishes have been established in the borough following the approval of new developments. Changes have also been made to include footways and other rights of way as well as to update the policy in line with current practice of the Royal Mail and developments in the LLPG.

A copy of the revised policy is appended to this report.

Comments from HR

Not Applicable

Financial Implications

None

Risk Management

No specific risks have been identified with this report.

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Key Decision: Yes

Background Papers: Cabinet Report 17 November 2016 – Street Naming and Numbering Policy

Appendix A

Charnwood Borough Council

Street Naming and Numbering Policy



November 2016 (as amended April 2023)

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1. Introduction

Charnwood Borough Council is responsible for the allocation of new postal addresses within its administrative area. Where required, the law allows the authority to name new streets and number any properties served by it. It also allows existing streets to be renamed or properties to be renamed or renumbered where considered appropriate and subject to the agreement of affected property owners.

The policy provides three protocols in appendices A, B and C explaining the process of numbering and naming a property and renaming or renumbering a property or road. Appendix D provides guidance to applicants on the naming and numbering of streets and properties. Appendix E provides a flow chart summarising the process for street naming and numbering.

2. Purpose of this policy

The purpose of the policy is to provide a framework for the Council to operate its Street Naming and Numbering function effectively and efficiently and outline the process to be followed by service users. The policy covers the following activities:

- Naming of new streets and the numbering of properties on those streets;
- Re-naming an existing street or renumbering all the existing properties on an existing street;
- Registering a new property/properties on an existing street;
- Allocation of numbers to properties with names only; and
- Allocation of house names or changing house names with properties not within an existing numbering scheme.

3. Scope

This policy will affect residents, businesses, internal departments and external organisations. It covers all domestic and commercial properties that require the creation or amendment of an address within the administrative area of Charnwood Borough Council.

4. Legislation

The Council is responsible for ensuring that streets are numbered and to ensure that authorised names and numbers are displayed in the appropriate manner.

The Council's powers to require street numbers and road names to be displayed are contained in sections 64 and 65 of the Town Improvement Clauses Act 1847.

The Council's authority to name or alter a street name is contained in sections 17 and 18 of the Public Health Act 1925.

A street is defined in the law as 'any road, square, court, alley, and thoroughfare' and may be interpreted as including footpaths and cycleways.

5. Consultations

While there is no statutory duty to do so, the Council will consult town/parish councils or parish meetings on the allocation of new street names and the renaming and numbering of existing streets. Relevant Borough Ward Councillors will be consulted in Loughborough or elsewhere in the Borough where there is no elected town/parish council or parish meeting. These consultations will be carried out by email to Parish Clerks or directly to relevant Ward Councillors providing notice of a minimum of 21 days for responses to be submitted.

6. Statutory Data

Addresses are maintained in a database known as the 'Local Land and Property Gazetteer' (LLPG). This database is then used to support the National Address Gazetteer. The Local Land and Property Gazetteer contributes to the National Land and Property Gazetteer administered by GeoPlace. GeoPlace is a joint venture between the Local Government Association and Ordnance Survey¹.

7. Royal Mail

The Royal Mail will be instructed to register a new address where it is believed that the property is being used for permanent residence or business. The property must meet the Royal Mail's requirement for a secure delivery point.

Properties that are registered before their construction is complete are held by the Royal Mail on a separate database until such time that they are ready for occupation. It is the responsibility of the owner or developer to contact the Street Naming and Numbering Team or the Royal Mail to request that the held address or addresses are transferred to the Postcode Address File (PAF) before occupation.

The Council's Street Naming and Numbering Team will instruct the Royal Mail to amend their records if a property is renamed, renumbered or has any other change to its postal address.

The Royal Mail is responsible for the allocation and maintenance of postcodes, not the Borough Council.

8. Notifications

The Street Naming and Numbering Team will notify the Local Land and Property Gazetteer, through the County Council, and the Royal Mail who allocate post codes to numbered addresses. The following internal and external bodies will also be notified of any new address created through the Street Naming and Numbering function:

- Council tax and business rates;
- Register of Electors; and
- Emergency services.

9. Claims for Compensation

The Borough Council is not liable for any third party claims for compensation arising either directly or indirectly from the naming of roads, renaming of roads,

¹ <https://www.geoplace.co.uk/addresses-streets/address-data-and-services/findmyaddress>.

numbering or renumbering of properties (for example: post not being delivered or sat nav directions).

10. Retention of Information

All records will be retained electronically and personal data controlled under the Council's data protection policy.

11. Decision and Discretion

The decision of the Borough Council on the naming or re-naming of a road or property and the numbering or renumbering of properties is an executive function delegated to the Head of Planning and Growth in the Council's Constitution. In using this authority, the Head of Planning and Growth may exercise appropriate discretion in taking decisions. Applicants may appeal a decision made by the Head of Planning and Growth in the Magistrates Court.

12. Limit of responsibility

The Borough Council is not responsible for the following:

- Correspondence and deliveries not being delivered to the correct address (Any delivery complaints should be directed to the Royal Mail, Customer Services²).
- An address being unavailable on databases used by third parties, such as retail, public services or utility providers;
- Addresses or postcodes not being available or accurate for the purposes of satellite navigation systems;
- Ordnance Survey or other electronic or paper mapping or plans not featuring any new properties;
- The erection of a road name plate or the provision of a house number or name plate;
- Notification of anyone other than the bodies listed in this policy.

13. Street Nameplates

Where a new street is created as part of a development, the cost of procuring and erecting a new street nameplate will be borne by the developer. Nameplates must be erected at any junction or entrance onto the thoroughfare.

Further guidance for the developers on the format of nameplates can be found on the Charnwood Borough Council website:

<http://www.chnwood.gov.uk/pages/streetnameplates>

Following adoption, maintenance and replacement of the nameplates will be carried out by the Council's Cleansing and Open Space Service.

14. Charges

² <https://personal.help.royalmail.com/app/home/session/>

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The power to charge falls under Section 93 of the Local Government Act 2003. This sets out that a local authority may charge for discretionary services. For Street Naming and Numbering, the charges cover the following elements:

- Consultation and liaising with other external organisations such as Royal Mail, Parish/Town Councils, relevant ward councillors (as a non-statutory element of naming of streets);
- The naming of new streets;
- The naming and numbering of new properties (including conversions);
- Alterations in either name or numbers to new developments after initial naming and numbering has been undertaken;
- Renaming of existing properties;
- Confirmation of addresses; and
- Challenges to existing official naming/numbering schemes/ addresses held within the street naming and numbering records.

The current scale of charges for Street Naming and Numbering can be found on the street naming numbering application forms published on the Charnwood Borough Council Website:

<http://www.charnwood.gov.uk/pages/streetnamingandnumbering>

Fees and charges applicable for street naming and numbering services will be annually reviewed during the Council's budget setting process and publicised on the website.

15. Refunds

Where an application form and fee has been submitted and a naming/numbering scheme has already been issued, no refund of fee will be available. No refund of the street naming fee can be made once a name has been submitted for the consultation process.

16. Policy Review

This policy will be reviewed every two years (or sooner if a major change in the process is required, i.e. following the introduction of new legislation).

17. Contact Details

Street Naming and Numbering Team
Planning and Regeneration Services
Charnwood Borough Council
Southfield Road
Loughborough
Leicestershire
LE11 2TN

Email: streetnaming.numbering@charnwood.gov.uk

Appendix A: Protocol for numbering or naming of a new property

This service can only be provided where Planning Permission has been granted and either a valid Building Regulation submission or Initial notice has been received by the Council.

The applicant will complete the Street Naming and Numbering Application form and submit it to the Street Naming and Numbering Team by email or post. The application form can be found from this link:

[Street Naming & Numbering Application Form Including Fees](#)

Submission by email is preferred and will enable us to process the application more efficiently. The application must be submitted with:

- Site location plan. At a scale of 1:500 or 1:1250 as required for the scale of the development. The principal access for all dwellings or properties must be clearly indicated on the plan;
- Block plans for any building containing more than 1 dwelling; and
- The appropriate fee.

On receipt of the application, we will:

- Acknowledge the application within 2 working days and provide the applicant with a case reference number (By email where possible);
- Check the existing numbering scheme and provide the property with a sequential number if applicable. If a sequential number is not available a suffix may be used to distinguish the property;
- If the property is not located in an area with a numbering scheme, the first choice house name will be checked against the Local Land and Property Gazetteer and the Royal Mail Postcode Address File for properties with a similar name in use in the local area;
- If the proposed scheme is acceptable, we will instruct the Royal Mail to register the new address or addresses and confirm the allocated postcode;
- Notify all departments and organisations listed in Section 7 of the policy of the new address; and
- Issue an Address Allocation Notice including all registered addresses in table form to the applicant.

Where the development requires the naming of a new street or streets we will:

- Consult with the Parish/ Town Council or Parish Meeting, or Ward Councillor representatives in Loughborough, for suitable road names;
- Respond to the applicant setting out the comments from elected representatives;
- Consult the Royal Mail of the proposed road names to ensure there are no conflicts with their records, particularly with adjoining areas outside the administrative area of the Council;

- Produce a site location plan showing the agreed road names and property names/numbers.

The consultation process for the allocation of a new street name must be completed prior to requesting the registration of new addresses with the Royal Mail and can take several months.

It is advisable for the applicant of a large development to submit their application for street naming and numbering early in the development build to avoid any potential delays.

Guidance for the naming and numbering of roads and properties can be found in Appendix D to the Street Naming and Numbering Policy.

Timescales

- Under most circumstances, the naming and numbering of a new properties within a development will be completed within 12 weeks from the application being acknowledged; however, as we need to consult with external bodies, ie The Royal Mail sometimes delays in processing are possible;
- If the process cannot be concluded within 12 weeks the applicant will be notified of this within 12 weeks from the application being acknowledged and provided with an estimated completion date. (By electronic means where possible).

Properties that are allocated with a number may also be named. The property name will be registered by the Royal Mail as an alias. The property number **MUST** be displayed alongside the house name. The name cannot be regarded as an alternative to the number. This is enforceable under section 65 of the Town & Improvement Clauses Act 1847.

Appendix B: Protocol for renumbering or renaming of an existing property

The applicant will complete the Street Naming and Numbering Application form and submit it to the Street Naming and Numbering Team by email or post. The application form is available on our website from this link:

[Renaming and / or Renumbering Including Fees](#)

An application is only required to rename a property where it is solely identified by its name or where the property is to be renumbered.

Where a property has a number, it is not possible to replace the number with a name.

Submission by email is preferred and will enable us to process the application more efficiently. The application must be submitted with:

- Site location plan. At a scale of 1:500 or 1:1250 or as required for the scale of the development; and
- The appropriate fee.

On receipt of the application, we will:

- Acknowledge the application within 2 working days and provide the applicant with a case reference number (By electronic means where possible);
- Check the existing numbering scheme and provide the property with a sequential number if applicable. If a sequential number is not available a suffix may be used to distinguish the property;
- If the property is not located in an area with a numbering scheme, the first choice house name (and so on) will be checked against the Local Land and Property Gazetteer and the Royal Mail Address Database for properties or roads with a similar name in use in the local area;
- If the property is not located in an area with a numbering scheme, the first choice house name will be checked against the Local Land and Property Gazetteer and the Royal Mail Postcode Address File for properties with a similar name in use in the local area;
- If the property name or number is acceptable, we will instruct the Royal Mail to register the new address;
- Notify all departments and organisations given in Section 7 of the new address; and
- Issue a Change of Address Certificate to the applicant.

Appendix C: Protocol for renaming of an existing street.

The applicant will complete the Street Naming and Numbering Application form and submit it to the Street Naming and Numbering Team by email or post. The application form is available on our website from this link:

[Street Naming & Numbering Application Form Including Fees](#)

The requirement to rename an existing street is determined on an individual basis.

On receipt of the application, we will:

- Acknowledge the application within 2 working days and provide the applicant with a case reference number (By electronic means where possible);
- Consult with the Parish/Town Council or Parish Meeting, or Ward Councillor representatives in Loughborough, for suitable road names;
- Post local notices and consult with all residents affected by the proposed change of street name;
- Respond to the applicant(s) setting out the comments from elected representatives;
- Consult the Royal Mail of the proposed road name to ensure there are no conflicts with their records, particularly with adjoining areas outside the administrative area of the Council;
- Notify all departments and organisations listed in Section 7 of the policy of the charge of address; and
- Issue a Change of Address Certificate to all affected properties

Appendix D: Guidance on Street naming and numbering

The naming of streets

New street names should not duplicate any similar name already in use in the parish or neighbouring authority. The Borough Council must not create a street name similar to, or the same as, one which already exists if any of the following conditions apply to the street name:

- It is in use in the same locality.
- It is in use in the same town.
- It is in use in the same post town.
- It is in use in the same town or post town within a neighbouring authority's administrative area.

Street names should not be difficult to pronounce or awkward to spell. In general, words of more than three syllables should be avoided and this precludes the use of two words except in special cases.

Subsidiary names (e.g. a row of buildings within an already named road being called 'Terrace') should not be used.

The name of a living person must not be used.

All new street names should end with one of the following suffixes:

- Street (for any thoroughfare)
- Road (for any thoroughfare)
- Way (for major roads, footpaths and cycleways)
- Path (for footpaths)
- Walk (for footpaths)
- Avenue (for residential roads)
- Drive (for residential roads)
- Place (for residential roads)
- Lane (for residential roads)
- Grove (for residential roads)
- Mews (for residential roads)
- Gardens (for residential roads – subject to there being no confusion with local open space)
- Crescent (for a crescent shaped road)
- Close (for a cul-de-sac only)
- Court (for a cul-de-sac only)
- Square (for a square only)
- Hill (for a hillside road only)
- Lane (for development of a historic by-way)
- Vale (for residential roads in exceptional circumstances)
- Rise (for residential roads in exceptional circumstances)
- Row (for residential roads in exceptional circumstances)
- Wharf (for residential roads in exceptional circumstances)
- Dene (for residential roads in exceptional circumstances)

- Mead (for residential roads in exceptional circumstances)
- End (for residential roads in exceptional circumstances)
- Side (for residential roads in exceptional circumstances)
- View (for residential roads in exceptional circumstances)
- Park (for residential roads in exceptional circumstances)
- Meadow (for residential roads in exceptional circumstances)

Exceptional circumstances are considered where the area has a specific feature, history or locality suitable for the suffix.

The Numbering of Buildings

A new street should be numbered with even numbers on the right hand side and odd numbers on the left except that for a cul-de-sac where consecutive numbering in a clockwise direction is preferred.

Private garages and similar buildings used only for housing cars should not be numbered. The number 13 will be excluded from the sequence. Buildings (including those on corner sites) are numbered according to the street in which the principal entrance is to be found and the manipulation of numbering in order to secure a 'prestigious' address or to avoid an address, which is thought to have undesired associations, should not be sanctioned.

If a building has entrances in more than one street where each entrance serves separate occupiers, then properties should be addressed from the access road. Exceptions may be made, depending on the circumstances, for a house divided into flats. A named building may not have more than one number in one street.

In residential buildings (e.g., blocks of flats) it is usual to give a street number to each dwelling where the block is up to six storeys in height. When the block exceeds this height or there are not sufficient numbers available because of existing development, it should be given a name and number in the street. The numbering of flats within a named or numbered building is outside the scope of these powers, but developers may be advised that on each floor the numbering should be in a clockwise direction where this is possible, or alternatively to consult the local District Postmaster. When flats are numbered internally they should be numbered not lettered (e.g., Flat 2, 21 Smith Street, not Flat A, 21 Smith Street and not 21A Smith Street which might already be used by an adjoining infill building).

Where there is insufficient numbering available to address new properties, suffixes A,B,C,D may be used. Alternatives may be considered to avoid the excessive use of suffixes.

Where a property has a number, it must be displayed in a clear and prominent position. Where a name has been given to the property with the official number, the number must always be included. The name cannot be regarded as an alternative.

All of the above guidance applies to both commercial and residential properties.

The Naming of Buildings

The owner (not tenant) of a property may request the addition, amendment or removal of a name for their property. A Street Naming and Numbering application form should be completed and returned to the Local Authority along with the appropriate fee.

The Borough Council cannot formally add, amend or remove a property name where the property is in the process of being purchased; that is, until the exchange of contracts, although guidance of the acceptability of a name may be given.

A check will be made by the Local Authority to ensure that there is no other property in the locality with the registered or similar registered name. Under no circumstance will a replicated name in the locality be allowed.

Under no circumstances will a name that is offensive, or that can be construed as offensive, be allowed.

If a proposed property name is refused, then the owner will have the option to provide further suggestions or retain the current address.

Where a property has a number, it is not possible to replace the number with a name.

Building names should always be prominently displayed in a position where they can be easily read from the public highway.

Derelict, Demolition of Properties and Replacement Dwellings

Numbered derelict properties that are uninhabitable will be held with the street naming and numbering records with a reserved "non-postal" address.

Following the renovation of a derelict property the address will require reactivation.

An address is attached to the property and not the site the property is situated on. Following the demolition of a property the associated address will be deactivated. Numbers freed from a demolished property may be reused for future development.

Replacement properties

Any replacement property/ies constructed on the site will require new property address/es. It should be noted that a replacement may not be allocated the same access as the original, as the position and location of the principal entrance may have changed.

Appendix E: Street Naming and Numbering Process



