



Your ref:

Our ref: SP/RC/Ackroyd Street

Phone: 07807 136 972

Email:

jim.seymour@seymourplanning.com

16 March 2022

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

Application for a Lawful Development Certificate for the existing use of the property as a Class C4 House in Multiple Occupation (HMO) at 57 Ackroyd Street, Manchester, M11 1NT.

Supporting Statement.

Please find enclosed a Lawful Development Application submission regarding the above development consisting of the following supporting information:

1. Application Forms.
2. Site location plan 1:1250
3. Supporting Evidence comprising:
 - Land Registry Documents confirming date of purchase and applicant ownership details.
 - Statutory Declaration from site owner regarding HMO use and duration.
 - Current HMO License.
 - Historic Council Tax records.
 - Historic Tenancy Agreements for each room within property.

The above supporting evidence demonstrates that the applicant has owned and operated the above property continuously as a Class C4 HMO for a period of over 10 years and before the Article 4 Direction was implemented.

The existing use is therefore lawful by virtue of the passage of time in accordance with the requirements of Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended)

and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

If you require any further information or wish to discuss the proposal, please contact me via the above contact points.

Yours faithfully

Jim Seymour
BA(Hons) BPI MRTPI

SEYMOUR
PLANNING