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

20 September 2021

Dear Sir/Madam,

Application for Lawful Development Certificate for an Existing HMO (Use Class C4) 45 Brailsford Road, Manchester M14 6PT

I enclose an application for a Lawful Development Certificate for an existing use as a small HMO.

The property is lawfully occupied as a HMO having been in continuous occupation for over 10 years and this is continuing with the tenancy agreement in place for the current letting year.

Attached is a summary of the history of the occupation of the property, as well as the tenancy agreements for the qualifying period, supplemented by other evidence showing periods of repair, internal images and HMO licence etc.

Should you require any further information, please do not hesitate to contact me; otherwise I look forward to your determination.

Yours sincerely

Stephen Lamb DipTP MRTPI
Planning Consultant