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

28 July 2021

Dear Sir/Madam,

**Application for Lawful Development Certificate for Existing Class C4 HMO  
21 Furness Road Manchester M14 6LY**

I enclose an application for a Lawful Development Certificate for an existing use as a House in Multiple Occupation.

The property has been in continuous occupation for this use for over 10 years and this is continuing with the tenancy agreement in place for the next year.

Attached are the tenancy agreements for the qualifying period, with a spread sheet summary of the occupancy over the 10 year period.

For information, the period 01/07/13 – 09/09/13 where the property was briefly unoccupied was due to its purchase by the applicant who undertook remediation work prior to letting. Because the occupancy was delayed relative to the academic year, it was let to 5 individual tenants for which tenancy agreements have been provided.

Additionally Megan Pringle, one of the original five tenants that signed up for the year 2015/16 subsequently dropped out of university and Charlotte Barry replaced her on the tenancy. There is a deed of assignment in the original AST to support this.

The evidence clearly demonstrates that on a balance of probabilities that the use as a C4 HMO is established and trust that you will be able to issue the certificate. Should you require any further information, please do not hesitate to contact me; otherwise I look forward to your early determination.

Yours sincerely

Stephen Lamb DipTP MRTPI  
Planning Consultant