Paul Butler Associates
Planning, Development & Heritage Consultants

30 November 2012

Mrs Julie Roscoe
Head of Planning
Manchester City Council
PO Box 532
Town Hall
Manchester M60 2LA

Ljr01/tf

Dear Julie

No. 2 Hamilton Road, Longsight
No. 4 Hamilton Road, Longsight

On behalf of my client Beech Properties, please find attached an Application for a Lawful Development Certificate for an Existing use at each of the above sites.

With regards to 2 Hamilton Road, the lawful use of the property is Sui-Generis – due to being occupied by 8 residents – and has been in such use for in excess of 10 years. A letter has been obtained from the previous owner (see attached) confirming that the property was occupied by more than 6 people from the year 2000 (if not before) to its purchase by the applicant in 2006. This use has remained without interruption to this day.

With regards to 4 Hamilton Road, the lawful use of the property is C4 'House in Multiple Occupation'. A tenancy agreement dated 19 October 2006 (see attached) confirms that the property was occupied by 6 people at his time and this has remained without interruption to this day.

The evidence that has been provided to demonstrate the lawful use of the above properties has previously been submitted to and accepted by Adam Neil. The applications and accompanying information has been submitted via the Planning Portal, whilst 2 cheques (each amounting to £385 and made payable to Manchester City Council) have been issued in the post. If you require any further information in order to determine the applications please do not hesitate to get in touch.

We look forward to progressing these applications with the Council to a positive determination.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director

31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk
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