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

22 April 2014

Dear Sir/Madam,

Application for Lawful Development Certificate
Existing Use as a small HMO (Class C4) 2 Brailsford Road, Fallowfield, Manchester

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

The property has been occupied as a small HMO since before the Council's Article 4 Direction came into force on 8 October 2011. The tenancy agreements submitted with the application provide evidence of this continued use from August 2011 to the present.

Prior to the Article 4 Direction coming into effect, permission was not required to change a dwelling house into a small HMO. The small HMO use of this property is within class C4 and having commenced prior to the Article 4 Direction and continuing uninterrupted remains the lawful use.

A Lawful Development Certificate should therefore be issues for the use of the property as a C4 HMO.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Stephen Lamb DipTP MRTPI