11 Princes Road
Heaton Moor
Stockport
SK4 3NQ
[redacted]

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

30th July 2025

Dear Sir/Madam,

Application for Lawful Development Certificate – Existing Small HMO - C4 Use
8 Eileen Grove, Manchester M14 5WE

I enclose an application for a Lawful Development Certificate for an existing use of the above property as a class C4 Small House in Multiple Occupation (HMO).

The property has been continuously occupied by 3 individuals as a small HMO for over 10 years and the attached documents provide the evidence to demonstrate this fact. The documentary evidence attached is as follows:

- Summary of evidence and occupation
- Complete set of ASTs from 2010 - 2026
- Council Tax emails confirming the HMO use

It is clear from the documentary evidence that the property has been occupied continuously as a small HMO with 3 occupiers over the last 10 years and therefore a Lawful Development Certificate should be issued.

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

Yours sincerely

Stephen Lamb DipTP MRTPI
Planning Consultant