

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

11 January 2025

Dear Sir/Madam,

**Application for Lawful Development Certificate for an Existing HMO
(Use Class C4) 2 Lorne Road, Manchester, M14 6AW**

I enclose an application for a Lawful Development Certificate for the use of 2 Lorne Road as a small House in Multiple Occupation (HMO).

The property is lawfully occupied as a HMO having been in continuous occupation by between 3 and 5 tenants for over 10 years (bar minor periods of repair) and this is continuing with the tenancy agreement in place currently.

Attached is a summary of the history of the occupation of the property, as well as the tenancy agreements for the qualifying period. The agreements generally cover an annual letting period tied to the academic year, although one year is split into shorter-term individual lets.

This is supplemented by other evidence; invoices and photos for the period of repair, and the HMO licenses for the period.

The evidence demonstrates that on a balance of probability, the property has a lawful use as a small HMO.

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

Yours sincerely

Andrew Kelso

Landlord