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

12th August 2024

Dear Sir/Madam,

Application for Lawful Development Certificate - Existing Small HMO (Use Class C4) - 7 Hove Drive, Manchester M14 6TF

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

The property has been continuously occupied as a 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 tenants by date of occupation
- Summary of documentary evidence
- Statements showing tenants rental payments
- Summary of Autobank tenancy payments
- Available ASTs
- 2 x email messages from Council Tax officer confirming HMO occupation from 2013
- 2019 property report

Unfortunately, the AST coverage is incomplete, therefore the other available evidence has been provided which collectively shows the continuity of the HMO occupation over the period.

To supplement the evidence the applicant has been trying to complete a statutory declaration, however as she lives in Bali, she has been unable to find a suitably qualified person to endorse the statement, a draft of which is attached. This could be completed should it be necessary, when the applicant returns to England at the end of 2024.

However, from the available evidence, it is clear that the property has been occupied continuously as a Small HMO for more than the last 10 years.

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