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

11th June 2024

Dear Sir/Madam,

Application for Lawful Development Certificate – Existing C4 Use
7 Thurlby Street, Victoria Park, Manchester M13 0DR

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 5 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 for the 10 year period
- Current HMO certificate
- Statutory declaration of the previous owner
- Two 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 between 3 and 6 occupiers over the last 10 years and therefore that 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