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

12th February 2024

Dear Sir/Madam,

**Application for Lawful Development Certificate for
Existing Use as a class C4 House in Multiple Occupation (HMO)
20 Swinbourne Grove, Manchester M20 4PP**

I enclose an application for a Lawful Development Certificate for the existing use of 20 Swinbourne Grove as a small House in Multiple Occupation.

The property is lawfully occupied as a small HMO, having been in continuous occupation by up to 6 unrelated people over the past 10 years.

As background, the house has been continuously in use as a small HMO since 2010. The annual list of occupiers since September 2013 is given in the attached summary document. In addition the attached evidence includes the Assured Shorthold Tenancy Agreements (AST) for most years as well as rental payments where the AST has been lost..

The evidence therefore includes the following attachments:

- Summary of occupation 2013 - 2024
- Email from the City Council Revenues and Benefits Unit dated 12th February
- ASTs
- Tenant payment records
- HMO Licences

The evidence demonstrates clearly, that on a balance of probability, the property has a lawful use as a small HMO. As such a Certificate of Lawful use should be issued.

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

Yours sincerely

Stephen Lamb DipTP MRTPI
Planning Consultant