11 Princes Road
Heaton Moor
Stockport
SK4 3NQ
01614326464
07923015503
steveandsallylamb@btinternet.com

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

28th March 2024

Dear Sir/Madam,

Application for Lawful Development Certificate for Existing Use as a Large HMO
50 Richmond Grove, Manchester M13 0DP

I enclose an application for a Lawful Development Certificate for the use of 50 Richmond Grove as a large House in Multiple Occupation (HMO). This is a resubmission of the application which was refused on 23rd May 2023 (ref:136612/LE/2023).

This application provides additional information in response to the previous reason for refusal to demonstrate the lawfulness of the use as a Large HMO.

The property is lawfully occupied as a Large HMO, having been in occupation continuously by between 7 and 9 students over the past 10 years, with one exception when the occupancy fell to 6 people due to Covid restrictions. This under occupation was a temporary expedient due to the exceptional circumstances, which did not materially affect the continuing use as a large HMO.

The attached evidence includes the following:

- images of the accommodation
- HMO licence dated 28th March 2012
- statutory declaration confirming the use of the property
- Covid timeline
- Assured short term tenancy agreements
- Summary of occupation

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.

Yours sincerely

Stephen Lamb DipTP MRTPI
Planning Consultant