

11 Princes Road
Heaton Moor
Stockport
SK4 3NQ
01614326464
07923015503

steveandsallylamb@btinternet.com

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

14th November 2023

Dear Sir/Madam,

Application for Lawful Development Certificate for Existing Use as a Large House in Multiple Occupation (HMO) 96 Monton Street, Manchester M14 4LT

I enclose an application for a Lawful Development Certificate for the existing use of 96 Monton Street as a small House in Multiple Occupation (use class C4).

The property is lawfully occupied as a small HMO, having been in continuous occupation by 3 or 4 unrelated people over the past 10 years.

As background, the house has been in use as a small HMO since September 2006. The list of occupiers since September 2012 is given in the attached summary document, which includes the room they occupied, dates of occupancy and reference to the relevant evidence, principally the Assured Shorthold Tenancy Agreements (AST) which are attached.

In one case, D.Goudie in 2015-16, there is no AST available, however occupancy is supported by bank statements showing regular payment of rent over the period and an email from D.Goudie advising of his departure in August 2016. Where a tenant left after the AST period, the timing of departure is supported by an email which mentions the leaving date and/or bank statements showing regular payment of rent.

The last tenant left in May 2023 and the house has now been put in good order and prepared for sale as a continuing HMO.

The evidence includes the following attachments:

- images of the internal accommodation
- Letter from the City Council Revenues and Benefits Unit dated 3rd January 2017
- Email from the City Council Revenues and Benefits Unit dated 3rd November 2023

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