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

24th January 2024

Dear Sir/Madam,

Application for Lawful Development Certificate for an Existing Large HMO of up to Eight people - 40 Upper Lloyd Street, Manchester M14 4HZ

I enclose an application for a Lawful Development Certificate for an existing use as a large HMO.

The property is lawfully occupied having been in continuous occupation by up to 8 individuals for over 10 years and this is continuing with the tenancy agreement in place for the current letting year.

Attached is a summary of the history of the occupation of the property, which includes the names of occupiers and a list of the relevant supporting documents.

The tenancy agreements cover the years between 2012 – 2024, with the exception of the year 2014 – 2015 which has been lost.

The rental statements for the period April 2014 to July 2015 show the named occupancy over this time. An individual tenancy deposit certificate for this year is also available for Andrew Aldridge who occupied the house as part of the group for 12 months from August 2014.

In the 2020 – 2021 letting year the occupancy dropped to 5 people due to the impact of Covid. This was not any reflection of the intention not to fully let the property, but all that could be achieved under the restrictions. In effect this was a brief under-occupation, forced by the circumstances and not a material change of use.

Additional evidence is also provided with deposit certificates and HMO license documents.

The evidence provided clearly demonstrates that on a balance of probabilities the property has a lawful use as a Large HMO for which a certificate should be granted.

Should you require any further information, please do not hesitate to contact me; otherwise I look forward to your determination.

Yours sincerely

Stephen Lamb DipTP MRTPI
Planning Consultant