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

18th October 2023

Dear Sir/Madam,

Application for Lawful Development Certificate – Existing C4 Use
160 Yew Tree Road, Manchester M14 7AB

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 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 AST's and occupation
- ASTs for each period of occupation (with the exception of the 2014/15 letting year which has been lost)
- 2014/15 rent statement
- 2014/14 deposit notice
- 2014/15 notice of tenancy ending letter
- 2014/15 notice of tenancy arrangement message

The 2014/15 letting year was for a 6 month period, following which the property was subject to significant renovation, prior to the next letting year. The AST for this period has been lost, but the additional documentary evidence provided covers this period.

It is clear from the documentary evidence that the property has been occupied continuously as a small HMO with over the last 10 years.

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