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

20th April 2023

Dear Sir/Madam,

**Application for Lawful Development Certificate for an Existing HMO (Use Class C4)
149 Acomb Street, Manchester M14 4DF**

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

The property is lawfully occupied as a small HMO having been in continuous occupation for over 10 years by between 3 and 6 unrelated individuals which 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, as well as the supporting documents for the qualifying period. The available tenancy agreements for most of the 10 year period are provided in a single document.

The 2015 - 2017 period is covered by the evidence of the images of the compiled bank payments of the two of the three tenants as well as an email message from the other tenant, Edmund Cragg-Barber who paid his rent by cash. This period is also evidenced with a message from the Revenues and Benefits Officer that the property Has been occupied by a minimum of 3 students since 2012.

During the letting year 2018-19 there are two contracts. This is because initially 3 students were signed up in July, but a 4th joined the group to start in September. To cover this change a new contract was drawn up and signed to cover the larger group.

The evidence provided clearly demonstrates that on a balance of probabilities the property has a lawful use as a small HMO (class C4) 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