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

13 March 2023

Dear Sir/Madam,

**Application for Lawful Development Certificate for Existing Use as a Small HMO
52 Braemar Road, Fallowfield, Manchester M14 6PS**

I enclose an application for a Lawful Development Certificate for the use of 52 Braemar Road, Fallowfield as a small House in Multiple Occupation (HMO).

The property is lawfully occupied as a small HMO, having been in occupation continuously by between 3 and 5 students over the past 10 years.

As background, the Council provided a Lawful Development Certificate for a roof extension to the HMO on 6th November 2017 (ref: 117532/LE/2017). Between 2012 and 2017 the property was occupied by 4 students. Over the summer of 2017 the property was extended and converted to accommodate 5 students.

The attached evidence includes a summary of the occupation along with the various short-term tenancy agreements. The agreements generally cover an annual letting period tied to the academic year, although the 2019-20 year was split over three semester periods. Occasionally the letting has included shorter-term agreements to cover the summer and other specific circumstances.

Where there has been a rolling tenancy arrangement, evidence of continuing payments have also been provided to cover these periods.

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