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

23rd January 2023

Dear Sir/Madam,

**Application for Lawful Development Certificate for an Existing HMO (Use Class C4)
63 Haydn Avenue, Manchester M14 4DE**

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 tenancy agreements for the 10 year period are all provided, with the exception of the letting year 2020/21.

During this year the property was not let out, but was managed by Micromeega Sourcing Ltd which administered extensive repairs and improvements. During this period the combined effect of Covid and the renovations made it difficult to get tenants in until the start of the new academic year. The attached letter from Manchester City Council confirms that repairs were taking place over this period.

This demonstrates that the absence of tenants over this letting year did not result a break in continuity of the use, which it was always intended to continue and was a necessary function of the use brought on by the circumstances.

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