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

4th October 2022

Dear Sir/Madam,

**Application for Lawful Development Certificate for an Existing Large HMO 51
Brocklebank Road, Manchester M14 6EL**

I enclose an application for a Lawful Development Certificate for an existing use as a large HMO. The property is lawfully occupied as a large HMO having been in continuous occupation 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, as well as the tenancy agreements and supporting documents for the qualifying period.

The assured tenancy agreement for the letting year 2015-16 has been mislaid, however the bank statements for this period have been provided which clearly show the rental payments made by the tenants, which have been highlighted.

National Planning Practice Guidance advises the following with regard to this type of application:

In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.

The combination of the factual evidence submitted, provides sufficient justification that the large HMO use is lawful and it is therefore requested that the certificate is issued.

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)