

RBA Securities Ltd
c/o Thandi Nicholls Ltd,
Creative Industries
Centre,
Glaisher Drive,
Wolverhampton,
WV10 9TG

Manchester City Council,
Planning Department,
PO BOX 532,
Manchester,
M60 2LA

3rd November 2022

Dear Sir / Madam,

**Re: Application for Lawful Development Certificate (CLEUD) for Existing C4 Use - 184
Brailsford Road, Manchester, M14 6QA.**

Town and Country Planning Act 1990: Section 191.

Please find attached an application for a Lawful Development Certificate (CLUED) for an existing use of 184 Brailsford Road, Manchester, M14 6QA as a C4 use class; Small House in Multiple Occupation (HMO).

As context, the property was originally converted to C4 use class in circa 2004, under Permitted Development rights, prior to the introduction of the Article 4 direction.

The property has been lawfully occupied continuously, as a small HMO, for over 10 years.

I attach the following documents which provide evidence to demonstrate:

- Assured Short Hold Tenancy agreements from 2010-2011 to 2022-23.

(The 2013/2014 AST cannot be found and in place the rent deposit receipt is provided.)

- HMO Licences covering 2013-2018 and 2018-2023.

I trust the documented evidence is satisfactory to demonstrate continuous use as a small HMO, between 3 and 6 occupants, for over 10 years.

If you require any further information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Robin Bora', written over a horizontal line.

Robin Bora