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

2nd July 2022

Dear Sir/Madam,

Application for Lawful Development Certificate for an Existing HMO use (Use Class C4) as well as an existing single storey rear extension and dormer extension to 168 Moseley Road, Manchester M14 6PB

I enclose an application for a combined Lawful Development Certificate for an existing use as a small HMO and extensions erected under permitted development rights.

The property is lawfully occupied as a 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.

To demonstrate the lawfulness of the use, I attach a summary of the history of the occupation of the property, as well as the tenancy agreements and supporting documents for the qualifying continuous 10 year period.

To demonstrate the lawfulness of the extensions, I attach a separate summary of the evidence and various supporting documents such as the Building Regulations Certificate and Google Earth screenshots, which show that the extensions were constructed more than 4 years ago.

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