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

27th June 2022

Dear Sir/Madam,

Application for Lawful Development Certificate under s.191 of the Town & Country Planning Act 1990 for an Existing Small HMO use (Class C4) at 94 Braemar Road, Manchester M14 6PG

I enclose an application for a Lawful Development Certificate for an existing use as a small HMO.

The property has been lawfully occupied as a HMO having been in continuous occupation for over 10 years.

Attached is a summary of the history of the occupation of the property, as well as the available tenancy and supporting documents for the qualifying period.

Unfortunately the available documentary evidence is not complete, with various documents having been lost, however the application is supported by a statutory declaration by Ms Ferzana Ali the owner of the property, in which she declares the continuous occupation as a small HMO throughout the qualifying period.

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 and the statutory declaration provide sufficient justification that the small 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