MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 46

Suffix:

Property Name:

Address Line 1: Cavendish Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 1QE

Description of site location must be completed if postcode is not known:

Easting (x): 383884

Northing (y): 392592

Description:

4 bed terrace house

Applicant Details

Name/Company

Title

Mr

First name

Philip

Surname

Heneghan

Company Name

Address

Address line 1

5e Sussex Avenue

Address line 2

Didsbury

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M20 6AQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Patrick

Surname

Heneghan

Company Name

HPL

Address

Address line 1

23A Stanhope Road

Address line 2

Stanhope Road

Address line 3

Bowdon

Town/City

Altricncham

County

Cheshire

Country

United Kingdom

Postcode

WA14 3JZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- [x] An existing use
- [ ] Existing building works
- [ ] An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

C4 - Houses in multiple occupation

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Residential property rented to 4 un-connected young professionals.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

Where the use, building works or activity began ***before 25 April 2024***

- [x] The use began more than 10 years before the date of this application
- [ ] The use, building works or activity in breach of condition began more than 10 years before the date of this application
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- [ ] The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- [ ] The change of use to use as a single dwelling house began more than four years before the date of this application.
- [ ] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Where the use, building works or activity began on or after 25 April 2024

- [ ] The use, building works or activity began more than 10 years before the date of this application.
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
- [ ] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ○ Yes
- ⊘ No

Please state why a Lawful Development Certificate should be granted

The property was purchase in September 2006 by two unconnected owners/friends. Between 2006 to 2013 two of the four bedrooms were rented to two additional unconnected young professionals (a total of 4 unconnected young professionals). In 2013 the two owners moved out of the property and the property has since predominantly been used for accommodation for rent to 4 young unconnected professionals. It has always been let through local estate agents (mainly Lewis Phipps Ltd in Didsbury) with AST contracts and has always complied with the relevant landlord requirements eg fire doors with self closers, fire blankets, fire extinguishers, wired in smoke detectors to all floors, CO2 alarms, fire compliant furniture, land lords gas safety certificates, 5 year electrical safety certificates, landlords insurance, protected deposits, etc

According to data provided by "HMO checker" within that immediate area:

1) There is currently one licenced HMO within the area of 31 residential properties. That equates to 3% of the residential Housing stock. This HMO is 42 Cavendish Road, West Didsbury, M20 1QE. However this property has just been sold to an owner occupier which therefore takes the number of HMO properties within the area to zero equating to 0% HMO's within the immediate area. When speaking with the seller/landlord of the property the reason for the sale is recent increases in taxation and the recent Renters Rights Act that came into force on 1st May 2026. This therefore means there is a loss of 4 beds for young professionals.
2) Other then this application there are no current HMO applications within this area with 50m of this property.
3) There are currently 842 people looking for 63 rooms within the West Didsbury/Didsbury area. This indicates that there is an extremely low supply and a high demand for affordable and flexible shared accommodation for young professionals within the area.

Please see attached to this application tenancy contracts starting in 2013 going through to the current periodic one starting in 2025. The contracts have predominantly rolled on during this time or there have been voids due to vacancy, marketing, refurbishment, etc. We have access to emails from Lewis Phipps to provide further evidence but unfortunately Lewis Phipps Ltd closed down approximately 4 years ago and access to their tenancy portal closed with it. Since 2025 the property was let by Jordan Fishwick.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

19-06-2013

In the case of an existing use or activity in breach of conditions has there been any interruption?

◯ Yes
⊘ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

◯ Yes
⊘ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Lawful development: Existing use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Philip Heneghan

Date

20/07/2026