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

3rd August 2026

Dear Sir/Madam,

Application for Lawful Development Certificate – Existing Small HMO - C4 Use
62 Montana House, 136 Princess Street, Manchester M1 7AF.

I enclose an application for a Lawful Development Certificate for an existing use of the above property as a class C4 Small House in Multiple Occupation (HMO).

The property has been continuously occupied by 3 unrelated individuals as a small HMO for over 10 years and the attached documents provide the evidence to demonstrate this fact. The documentary evidence attached is as follows:

- Summary of evidence and occupation
- Assured short-term tenancy agreements (AST) from 2017 - 2026
- Rental payment details
- Deposit protection details

The AST records provide an annual record of occupation, with the exception of year 2019 – 2020, when the sitting tenants from the previous year rolled on for a further year. The additional records of the rental payments for this period, which were made 6 monthly, with one payment for all three tenants, confirm the continuing occupation. The deposit protection records further confirm the occupation during this year.

It is clear on a balance of probability, from the documentary evidence that the property has been occupied continuously as a small HMO with 3 occupiers over the last 10 years and therefore a Lawful Development Certificate should be issued for a C4 use.

Should you require any further information, please do not hesitate to contact me; otherwise I look forward to receiving the determination at your earliest convenience.

Yours sincerely

Stephen Lamb DipTP MRTPI
Planning Consultant