11 Princes Road
Heaton Moor
Stockport
SK4 3NQ
[redacted]

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

15th October 2026

Dear Sir/Madam,

Application for Lawful Development Certificate – Existing Small HMO - C4 Use
29 Hibbert Street, Rusholme, M14 5NT

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 between 4 and 6 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 2015 - 2026

The signed AST records provide an annual record of occupation, with names and dates showing continuity of the HMO use over the past 10 year period.

It is clear from this evidence that on a balance of probability, that the property has been occupied continuously as a small HMO over the qualifying period 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