

Our Ref :
Your Ref :

Coble Quay
Amble
Morpeth
Northumberland
NE65 0FB

Tel/Fax: 01665 713303
Mobile: 07709 342 120
Email: jon@jontweddell.co.uk

Web: www.jontweddell.co.uk

Planning Department
Northumberland County Council
County Hall
Morpeth
Northumberland

23rd March 2021

Dear Sir/Madam

**CERTIFICATE OF LAWFULNESS:
Siting of greenhouse and shed,
Todstead Cottage, Longframlington, NE65 8AU.**

Please find enclosed details of a certificate of lawfulness for the above.

The proposals are for the siting of a greenhouse and shed within the residential curtilage of an existing dwellinghouse (C3 use). Both structures are impermeant, of a temporary nature and are not plumbed into any services. The structures proposed are not considered to be '*development*' in respect of paragraph 55 (meaning of development) of the *Town and Country Planning Act 1990* which states:

'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.'

Given the nature of the structures, it is clear that they cannot be deemed a 'building' and therefore are not development and therefore planning permission is not required. No material change of use of the land would also occur.

I look forward to receiving your response in respect of these proposals.

Yours sincerely,



Jon Tweddell, BA(Hons) DipTP MRTPI
Chartered Town Planner

Enc