

Statutory Declaration as to the use of the barn at Peartree Farm, The Street, Weybread, Diss, IP21 5TH

I, Mr John Hayday, of Peartree Farm, The Street, Weybread, Diss, IP21 5TH do hereby solemnly and sincerely declare that the contents of this declaration are true.

1. I purchased the land at Peartree Farm, The Street, Weybread, Diss IP21 on 6th December 2013.
2. The barn (as shown on plan ref. 2646/SP1 annexed hereto) was being used as an annexe to the principal property (Peartree Farmhouse) by the previous owner at the time of the purchase being made and was arranged as such.
3. The previous owner informed me that they had converted the barn and used it at as an annexe since 2007.
4. I have continued to use the barn as an annexe since the purchase of the land on 6th December 2013.
5. Babergh and Mid Suffolk District Councils were first made aware of the barn's conversion in January 2007, when a complaint was lodged against the previous occupier.
6. My family and I lived in the annexe between May 2014 and May 2017 while the main house at Peartree Farm was being renovated.
7. After May 2017 my stepson stayed in the annexe for approximately one year. Following this, friends and family have stayed at the annexe occasionally.
8. I received several visits from a Building Control Surveyor from Babergh and Mid Suffolk District Councils while the main house was being renovated between May 2014 and May 2017. During a visit on 20th July 2016, I showed the Building Control Surveyor around the annexe to ascertain what would need to be done to regularise the previous occupier's conversion for the purposes of Building Control.
9. The evidence supplied in support of this lawful development application includes correspondence from the Councils' Building Control Surveyor; floor plans and elevations which show the existing use of the annexe; family photographs which show the annexe in use for residential purposes; photographs taken of the main house and the annexe during the renovation works in between May

2014 and May 2017; a Certification of Completion Building Notice dated 20th October 2014 regarding the renovation works undertaken to the main house; a Certification of Completion Building Notice dated 21st July 2016 regarding additional works undertaken to the main house; an invoice dated 2nd February 2017 regarding the lining of the main house's chimney; and a Building Regulations Compliance Certificate dated 26th April 2014 regarding maintenance works to the annexe.

And I make this declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at:

This 23rd day of April 2021

Before me:

**JOHN W S HAY
SPRAKE & KINGSLEY
16 BROAD STREET
BUNGAY
SUFFOLK NR35 1EN
PARTNER**

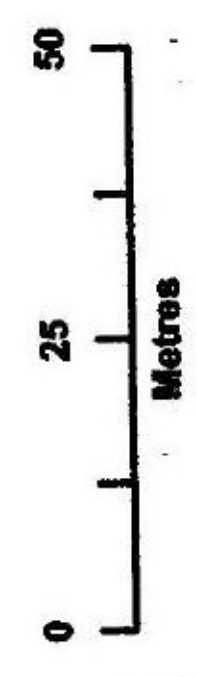
~~A commissioner of oaths or~~ Solicitor empowered to administer oaths (delete as appropriate)

Key



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Project: 2646 Weybread

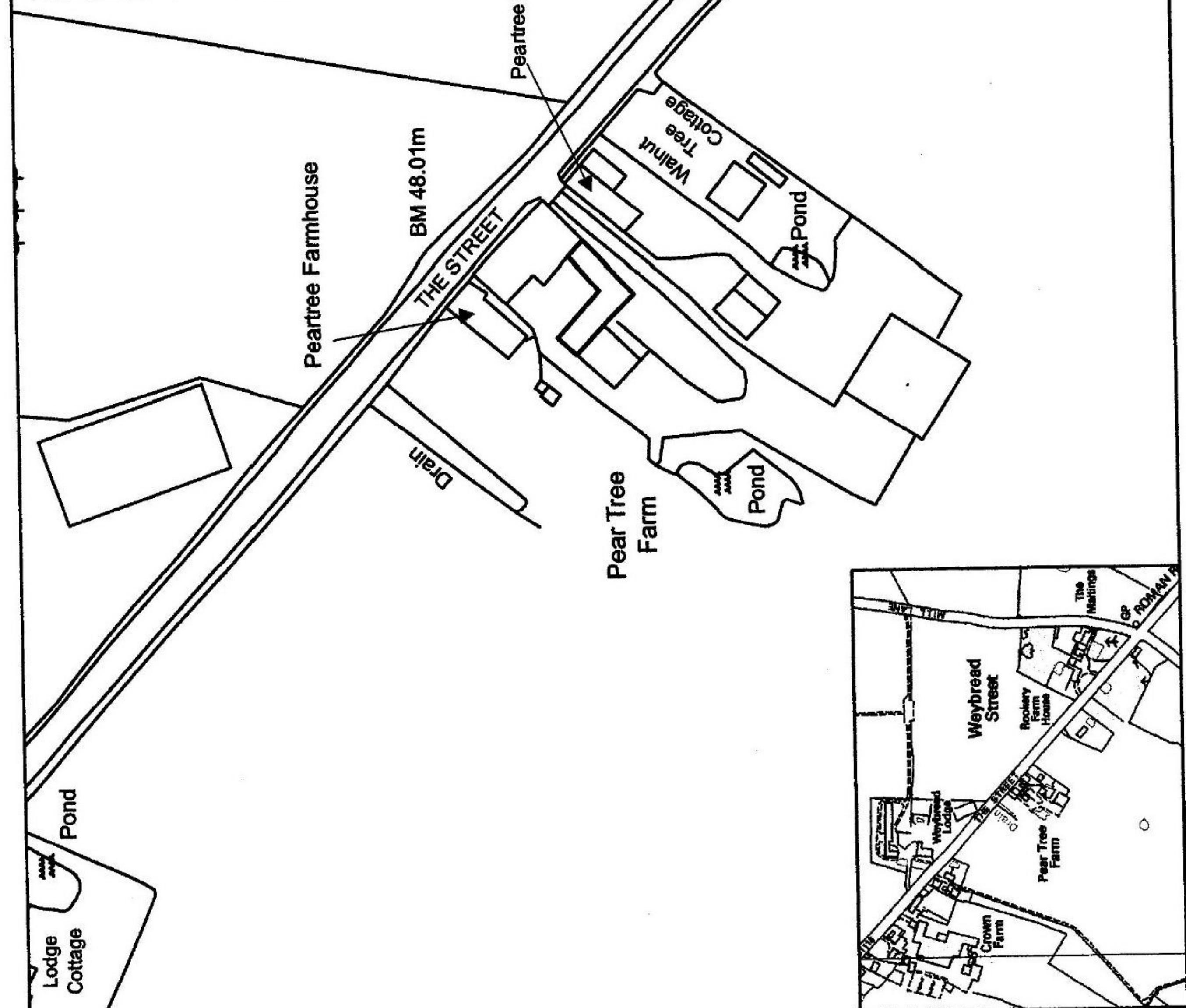
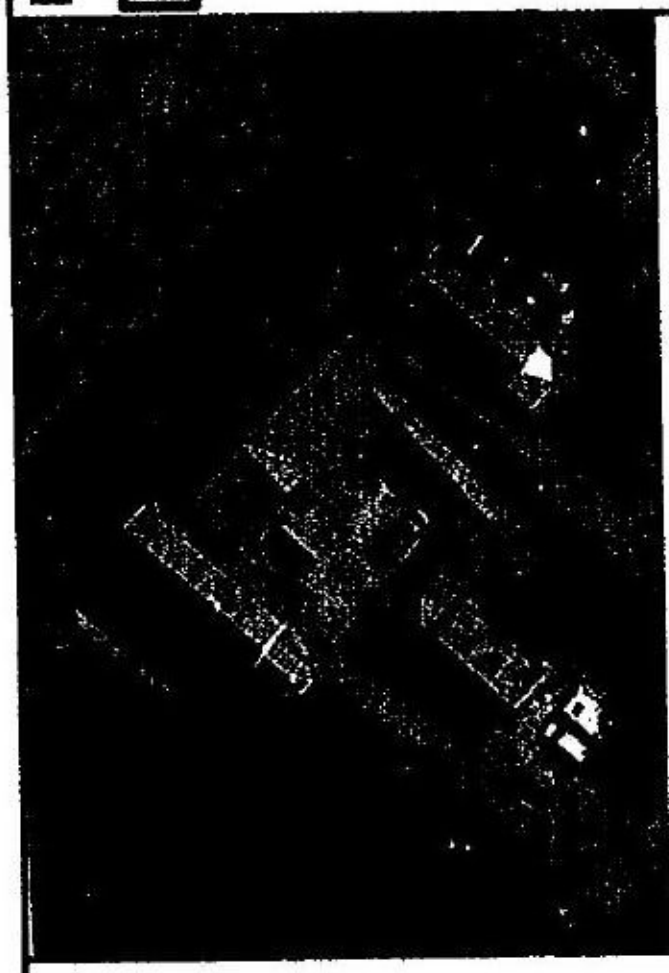
Drawing title: Site Plan

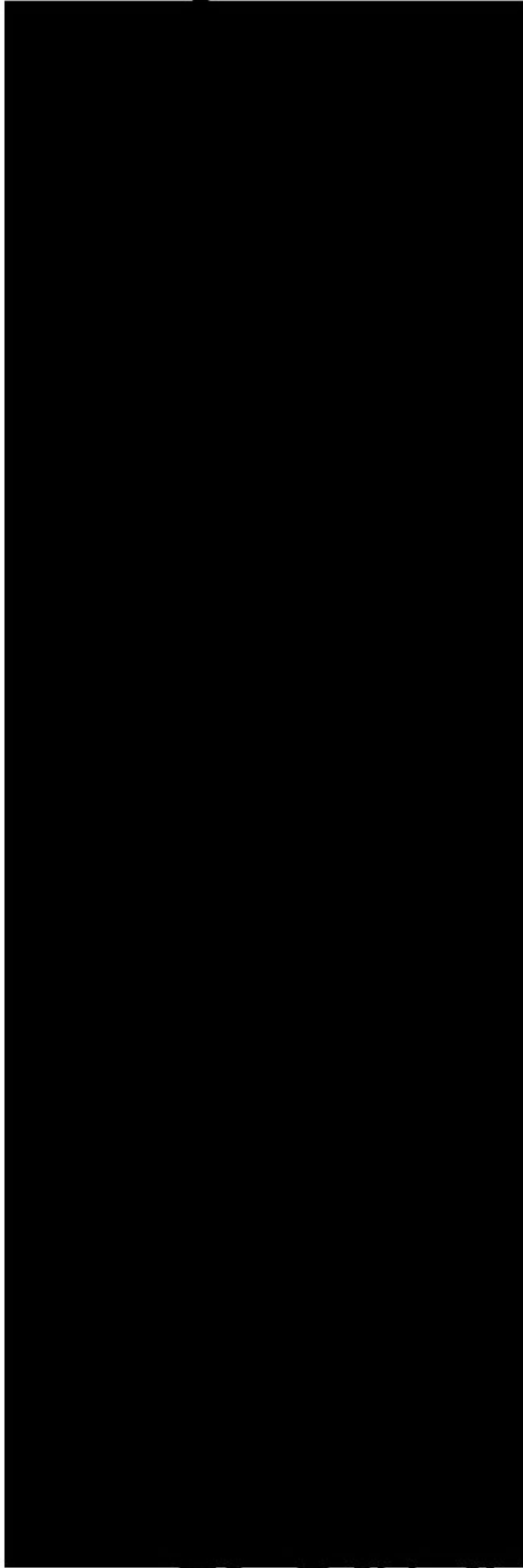
Drawing no: 2646 | SP1

Rev. 0 Date: March 2021

1:1,250

Scale: 1:10,000 at A4 Drawn: XX





Hi Steve,

Below is a chain of emails regarding proposed works as requested. They are tied up with some regarding the main house as well. You should have the others as well. Existing layout, structural survey and drawings.



Thanks

John Hayday

Sent from my iPhone

Begin forwarded message:

From: John Hayday <absolutejohn@hotmail.co.uk>

Date: 6 March 2017 at 14:52:39 GMT

To: John Skinner <vidcad@aol.com>

Subject: Fw: Pear Tree Farm, Weybread.

[REDACTED]

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[REDACTED]

Hi John,

Thanks for the email and report from Morton's, looks like structurally we will be ok but we will need to address the insulation issue accordingly.

The plans which are required need to be drawn to scale but do not necessarily need to be done by a draughtsman / architect. A site plan can be purchased from either Ordnance Survey or just Google site plans and there will be loads you can use. Floor plans, elevations and sections will need to be at least 1:100, preferably 1:50 scale.

With regards the windows I think it would be unwise to assume anything, bearing in mind what we have found already with the walls and roof insulation. An inspection of the windows will be required, they might be stamped on the glazing bar in-between the panes with the date / year of manufacture. If there is no stamp visible then provided we have a minimum gap of 16mm and the

windows are in good condition and comply with means of escape and toughened (where necessary) we may find them to be acceptable.

So long as your prepared to address the insulation issue, this includes the floor, then regularising / retrospective approval of the conversion will be possible – subject to all the other items being resolved. If you want to progress with the regularisation let me know and I'll provide a fee.

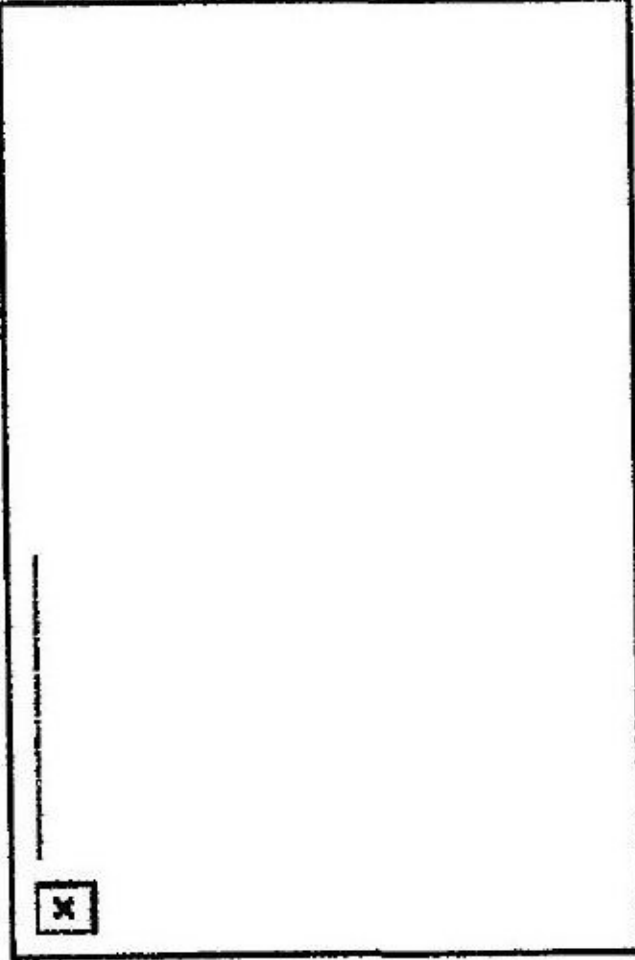
Needless to say if you wish to discuss any of the above please do not hesitate to contact me.



ome



Includes information and advice on business, community and education in the area.



Babergh - BDC Home

www.babergh.gov.uk

The official Council website for the district of south Suffolk. Includes an A to Z of council services, economic and development, leisure and tourism information.



From: John Hayday [mailto:absolutejohn@hotmail.co.uk]

Sent: 26 February 2017 13:25

To: Paul Hughes

Subject: Re: Pear Tree Farm, Weybread.



Hi Paul,

I have received the structural appraisal for our annex as mentioned in the email below.

Regarding the site plan as mentioned in note 2, to what standard is required. Is it measurements and layout done by myself or a full set of drawings done by a draughtsman?

Regarding the windows I feel it would be correct to assume that the windows that were supplied would have been to the current regulations at the time.

The wiring and smoke detectors will have to be altered during the insulation works, so I will be able to provide a certificate once those other works have been completed.

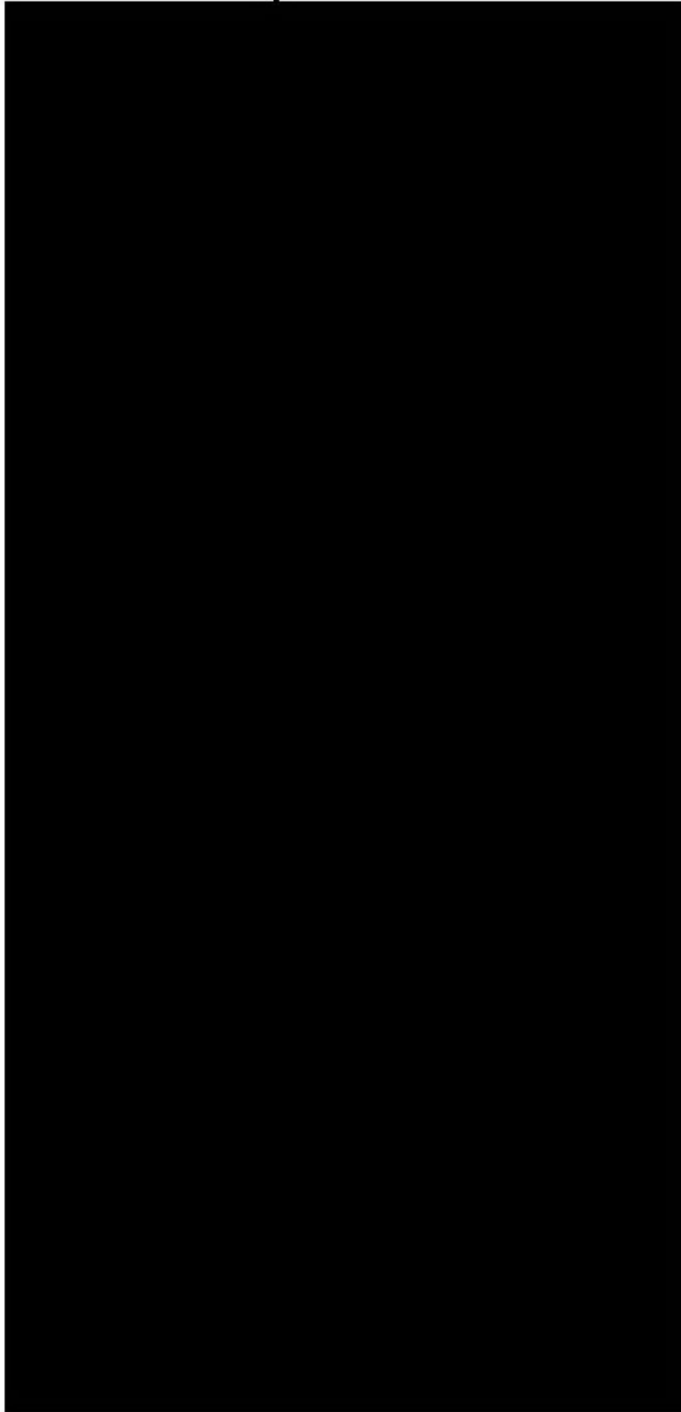
I have attached the Oftec certificate for the heating and the structural appraisal for your attention.

I look forward to your opinion.

Thanks

ical Ltd

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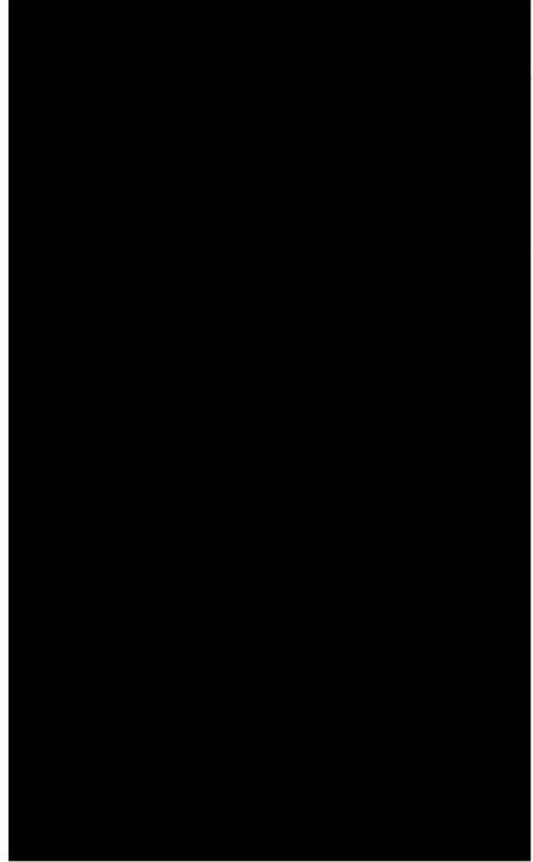
Hi Paul,



Thanks for your email below.

I really appreciate your help, and I'll be in touch once I am ready to proceed with the annexe.

Regards



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[REDACTED]

Hi John,

Following my visit yesterday please find attached your completion certificate.

[REDACTED]

With regard regularising the converted outbuildings we do appear to have a record from January 2007 on our system of a complaint that was made when the property was under previous ownership regarding the outbuildings being converted. At the time I spoke to the owners, Mr and Mrs Cooper, who assured me that they were carrying out some remedial work and were not intending on converting the buildings at that time but may wish to do so in the future. I informed them that if they do they must obtain planning permission and building regs approval for the work.

We can therefore assume the conversion work was carried out sometime between Jan 2007 and when you purchased the property.

The information I will need to enable the regularisation of the dwelling is as follows:

1. A structural appraisal of the building to be carried out by a structural engineer confirming its suitability to be used as a habitable building.
2. Site plan, floor plans and elevation drawings to be provided.
3. A full spec for the current construction to include:
 - a. Construction of floors, walls and roofs – insulation, materials, weatherproofing, damp proofing, etc... We will need to determine of the current constructions achieve what would have been required i.e. DPM, DPC, vapour control, levels of insulation, etc...
 - b. Internal drainage – will also need a plan showing all drain runs to point of final discharge (only foul). The drains will need to be inspected, so lifting manhole covers etc..., but I can't rule out the possibility of a CCTV survey being required.
 - c. Confirmation of interlinked mains wired smoke detection system
 - d. Spec for the windows – this might be difficult as we won't know by looking whether the windows have a low e coat or argon filled, if you have any info this would help. Otherwise we will have to assume the worst case scenario in which case they

may need replacing. We will also need to check for toughened units in critical locations, adequate background ventilation and windows suitable for means of escape (if required).

- e. Ventilation – extract fans in kitchen, utility, bathrooms, w.c.
- f. We will need documentation for all heating and hot water appliances and will need to check they all achieve the required efficiencies and standards for controls.
- 4. An energy performance certificate will be required on completion.

Depending on the information received will determine what work, if any, will need to be undertaken in order for me to be able to retrospectively approve the work. Needless to say more issues may come to light once the above has been actioned.

As I said yesterday regularisations can be quite troublesome and may involve a lot of work and expense to bring the building up to the required standard or indeed just to prove it is at the required standard. Once you have got a bit more information regarding the above I would be happy to go through things with you prior to making a formal application.

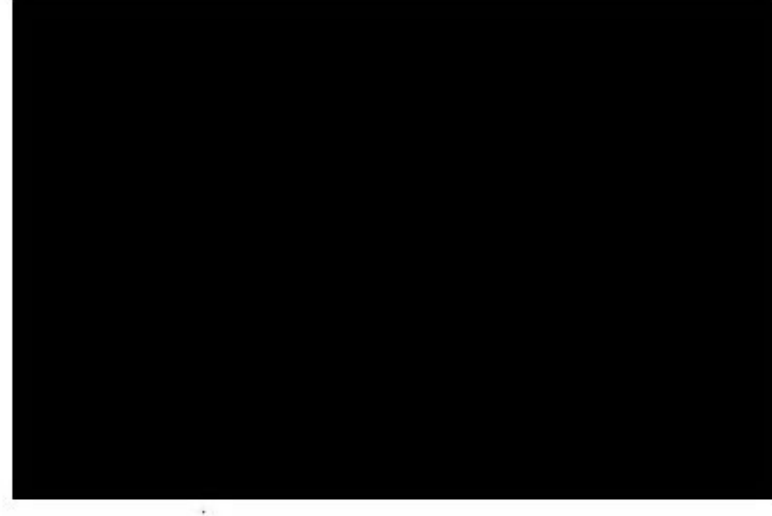
Kind regards

Paul Hughes BSc (Hons) GradCABE DipDEA OCDEA
Building Control Surveyor
Babergh and Mid Suffolk District Councils – Working Together
Tel: 01449 724508
Fax: 01449 724514
www.babergh.gov.uk and www.midsuffolk.gov.uk



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Place Directorate

Responsible for the Economy
and the Environment

Gary Starling MBEng CMS
Corporate Manager - Building Control



Please ask for Paul Hughes

Direct Line 01449 724508

Mr J Hayday
Pear Tree Farm
The Street
Weybread
Diss.
IP21 5TH

**CERTIFICATE OF
COMPLETION
BUILDING NOTICE**
BUILDING REGULATION REFERENCE
14/BN/04132

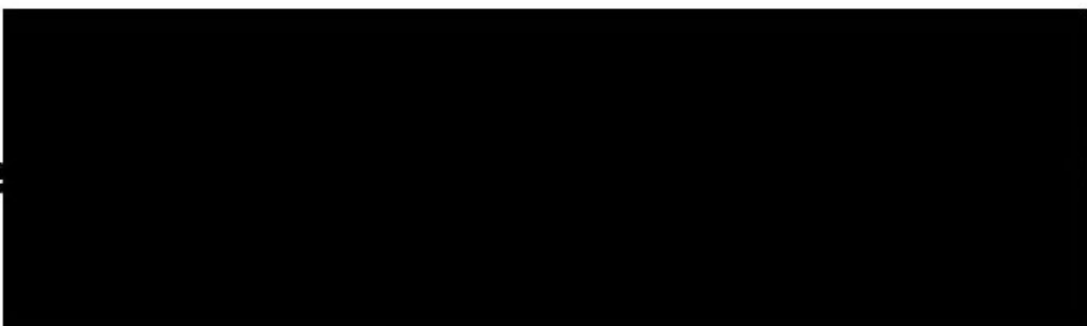
Details of Work
Description: RENOVATE ROOF AND INSERT VELUX WINDOWS

Location
Pear Tree Farm, The Street, Weybread, IP21 5TH

Deposit of particulars
A Building Notice was given under the Building Regulations made under Section 1(3) of the Building Act 1984.

Completion date
20 October 2014

Compliance with the Building Regulations
It is hereby certified that the building works described above have been inspected and so far as the authority has been able to ascertain the requirements of the Building Regulations are satisfied.

Building Control Surveyor  Date: 20 October 2014

Place Directorate

Responsible for the Economy
and the Environment

Gary Stirling MBEng CMS
Corporate Manager - Building Control



VAT Receipt

The Building Regulations 2010
Building Regulations Reference: 14/BN/04132

Proposal: RENOVATE ROOF AND INSERT VELUX WINDOWS
Location: Pear Tree Farm, The Street, Weybread, Diss, IP21 5TH

VAT Registration No: 104 1694 01

I acknowledge receipt of fees paid in connection with the above application.

Drawer: Mr John Hayday

Building Regulation Charges

CHARGE	VAT	VAT RATE	TOTAL	TAX POINT AND DATE
£225.00	£45.00	20.0%	£270.00	28/04/2014



198352



Building Regulations Compliance Certificate

The works listed below were undertaken at
**Peartree Farm, The Street, Weybread,
Diss, Norfolk, IP21 5TH**
on **26/04/2014**

Description of Works / Location

**Install oil supply pipework
Install a room sealed balanced flue pressure jet appliance
Commission a pressure jet appliance installation up to 70KW
Install/alter and commission wet central heating system and associated controls**

The listed works are certified by OFTEC Registered Company
Name: Absolute Mechanical Ltd
OFTEC Registration Number: 6910
as being in accordance with the Local Building Regulations

THIS CERTIFICATE IS IMPORTANT. PLEASE KEEP IT IN A SAFE PLACE

If the householder believes any of the aforementioned information to be incorrect, they should
contact the Registered Company directly.
Contact details, if required, can be found at www.oftec.org

Place Directorate

Responsible for the Economy
and the Environment

Gary Starling MBEng CMS
Corporate Manager - Building Control



Please ask for Paul Hughes

Direct Line 01449 724508

Mr J Hayday
Pear Tree Farm
The Street
Weybread
Diss.
IP21 5TH

CERTIFICATE OF COMPLETION BUILDING NOTICE

BUILDING REGULATION REFERENCE
14/BN/07169

Details of Work

Description: TWO NEW STAIRCASES & BATHROOM

Location

Pear Tree Farm, The Street, Weybread, IP21 5TH

Deposit of particulars

A Building Notice was given under the Building Regulations made under Section 1(3) of the Building Act 1984.

Completion date

20 July 2016

Compliance with the Building Regulations

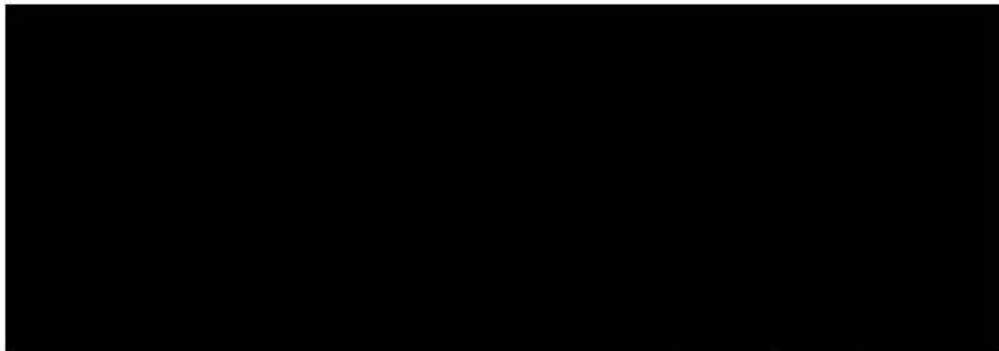
It is hereby certified that the building works described above have been inspected and so far as the authority has been able to ascertain the requirements of the Building Regulations are satisfied.

Building Control Surveyor:

Date: 21 July 2016



Tel: 01379 588 212
 Mob: 07968416480
 e-mail: dan@sure-fires.co.uk



VAT Reg No: 202 1947 44

Dan Loveday
 The Old Mill
 The Street
 Metfield
 Harleston
 Norfolk
 IP20 0IA



REGISTERED MEMBER
www.icsuk.co.uk

Mr J Hayday
 Peartree Farm
 Weybread
 HARLESTON
 IP21 5TH

2nd Feb 17

Invoice No 1453

I recently carried out the lining of the chimney in your home.

Costs:

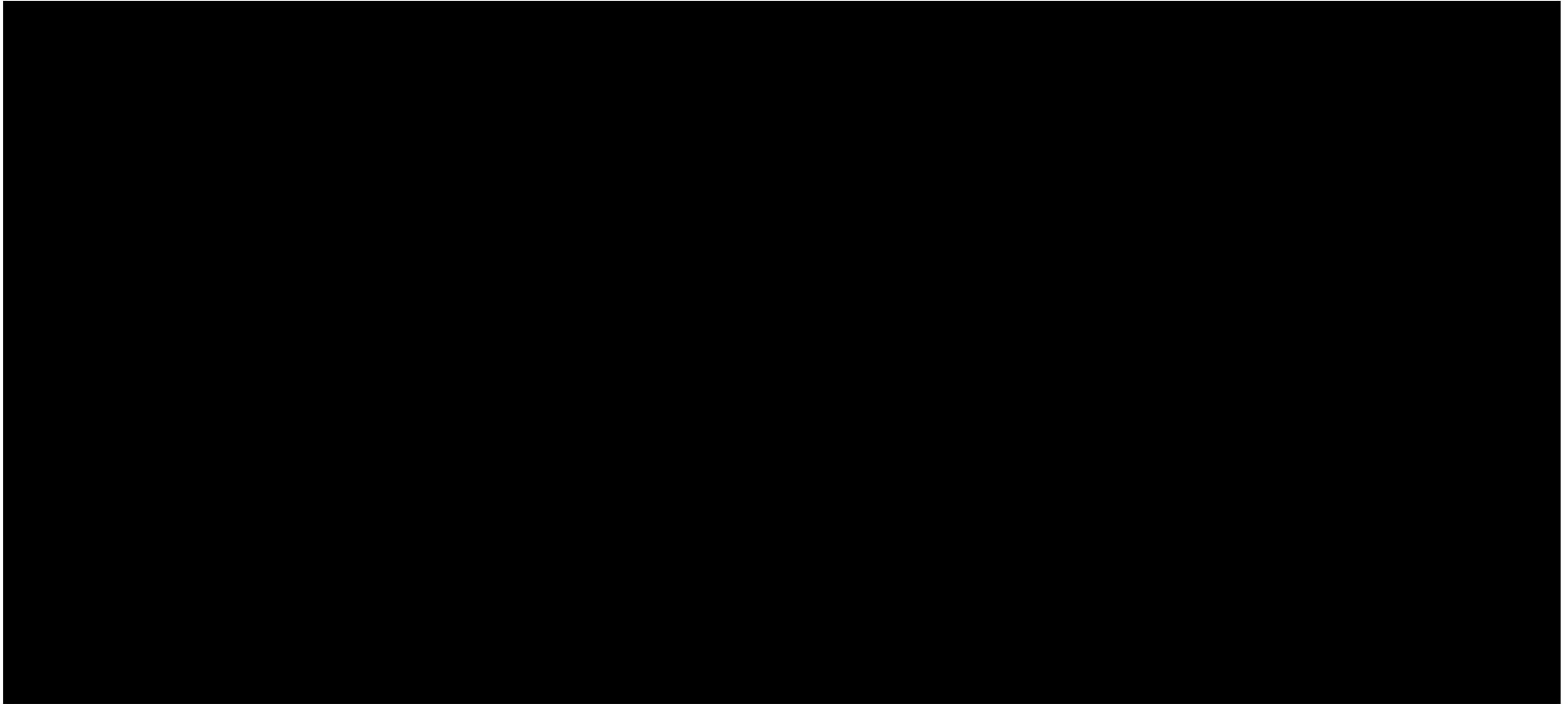
Item	Cost
Flue materials	£476.00
Labour	£150.00
Sub Total	£626.00
VAT @ 20%	£125.20
Total cost of works	£751.20

I would be grateful for payment in full within 15 days. My banking details, should you wish to pay by BACS are:

Account name: Sure Fires
 Sort code: 20 26 34
 Account No: 33730603

Yours sincerely
 Dan Loveday

Family photographs showing the annexe used for residential purposes



Photographs of the main house and annexe during the renovation works in 2014



