

MEESDEN CORNER COTTAGE PLANNING STATEMENT

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Introduction

The property located in the village of Brent Pelham and is within a conservation area.

Our clients wishes to formalise through a 'certificate of lawfulness' their single storey timber studio building within the existing garden.

This statement is prepared to provide proof / confirmation that the structure has existed in its location for over 5 years without being subject to any enforcement issues or action and has operated in full site.

2.0 Information

- 2.1 FGFB PZ01 LOC01
- FGFB PZ01 BLOCK01
- FGFB PZ01 GA01
- FGFB PZ010 SALES ORDER 060217
- FGFB PZ011 CONSTRUCTION PROCESS PHOTOS
- FGFB PZ012 SUPPLIER EMAIL 200117
- FGFB PZ013 SUPPLIER EMAIL 210317

3.0 Context

- 3.1 The property located in the village of Brent Pelham.
- 3.2 The site is within the Brent Pelham conservation area..
- 3.3 The structure is a 4.2 x 3.3 single storey timber studio, set within the garden but entirely separate from the main listed residence, which it does not touch.

4.0 Evidence

- 4.1 The structure was constructed in February 2017 and has been occupied since 21 March 2017.
- 4.2 FGFB PZ010 SALES ORDER 060217
Initial invoice from the suppliers & installers of the structure stating a start on-site date of W/C 6th February 2017
- 4.3 FGFB PZ011 CONSTRUCTION PROCESS PHOTOS
Photographs showing the construction process & completion along with evidence of the photo / files dates all within February 2017
- 4.4 FGFB PZ012 SUPPLIER EMAIL 200117
Email from installers confirming installation date of 1st February 2017 for the base and then structure on the 6th February 2017 & the follow up process ending on the 27th February 2017
- 4.4 FGFB PZ013 SUPPLIER EMAIL 210317
Confirmation of final payment

5.0 Conclusion

The structure has never been subject to any enforcement issues or action and has operated in full site and no attempt to conceal the structure or its use for a substantial period time going back to February 2017 which exceed the required stipulated period of four years,

We would therefore suggest to LPA that the level of evidence is such the habitation for the period 4 years is beyond reasonable doubt.

01 View of Front Elevation (North Western)



02 Side Elevation 01 (North Eastern)



03 Satellite View of Location



04 Side Elevation 02 (South Eastern)



IMAGE 4523 01/02/2017



IMAGE 4524 01/02/2017



IMAGE 4525 01/02/2017



IMAGE 4526 01/02/2017



IMAGE 4546 06/02/2017



IMAGE 4548 06/02/2017



IMAGE 4549 06/02/2017



IMAGE 4550 06/02/2017



IMAGE 4553 16/02/2017



IMAGE 4623 16/02/2017



IMAGE 4627 16/02/2017



IMAGE 4628 16/02/2017

