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APPLICATION STATEMENT

Certificate of Lawful Development Application for an Existing Use

The Flat, Goose Farm, Crossoaks Lane, Ridge, Hertfordshire, EN6 3LH



Front elevation of barn building facing Crossoaks Lane. The Flat occupies the right side.



Partial side elevation of building showing The Flat access.



Private garden area to The Flat

The main stable building at Goose Farm has incorporated a one bedroom private dwelling of 51.5m² approx GIA since 1993. The application drawing shows the location of this within the front corner of the stable building. The Flat also has its own private garden of 87m² approx and a separate parking area to the front. We note that the use has been continuous over the last 29 years, with no question or contention from the council or neighbours.

Due to the longevity of use, the owners would like to formalise the status of The Flat for the benefit of the current and future occupiers. By way of evidence of the continuous use of The Flat as a private individual dwelling the owners have provided numerous tenancy agreements, invoices and correspondence summarised below and attached in a separate document. These include:

1. Tenancy Agreements from 2001 onwards. The property has been occupied since that time by 5 tenants with only a few months of vacancy in those 21 years between tenancies.
2. Corresponding bank records for rent payments from the most recent tenants dating back to 2016.
3. A copy of a letter from the previous owner of Goose Farm dated 24/1/2000 stating that he had lived at The Flat since 1993.
4. Four internal photos of the flat dating from 2000 showing its use as a dwelling.
5. Correspondence between Hertsmere Council Housing Services and the applicant from 2015 concerning their tenancy and application to the Housing Register.
6. A 2008 Valuation Office Agency form noting 'Stables and Premises' as the address and the use as 'stables and flat' with details of the tenancy at that time.
7. Four utility bills – one dating back to 2018
8. An email from the current tenant noting recent council tax payments made.

If required, any of the above original documents can be supplied to confirm authenticity.

With this amount of evidence and longevity of use, far outdating the minimum 4 year requirement, we would hope that this would meet your standards for approval of the application. However if there is any further information that you require please do contact us.