

Our Ref: 784-B033506

Development Management
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

04 April 2023

Development Management Team,

THE WALLED GARDEN, BAMPTON, TIVERTON, DEVON: CERTIFICATE OF LAWFULNESS TO ESTABLISH THE LAWFUL COMMENCEMENT OF DEVELOPMENT AS APPROVED BY PLANNING PERMISSION 22/00175/FULL.

This application has been prepared on behalf of Leila El-Kayem and Sophie Mayer for a Certificate of Lawful Existing Use or Development (CLEUD) pursuant to planning permission 22/00175/FULL. Full Planning Permission for the following development was granted 31st March 2022:

‘Erection of replacement dwelling, use of the ‘Bothy’ for incidental use, installation of package treatment plant, erection of garden building and repair/renovation of existing residential outbuildings’

No pre-commencement planning conditions are attached to the above planning permission. Condition 1 reads as follows:

‘The development hereby permitted shall be begun before the expiration of three years from the date of this permission.’

Accompanying this letter is a document containing photographs demonstrating that the approved development has commenced in accordance with the Town and Country Planning Act 1990 within the time limit set by Condition 1. The photographs show that trenching has been undertaken on site to accommodate

water, electricity and internet to service the new dwelling. The following supporting information is also provided to demonstrate the service strategy as implemented:

- Site Services Investigations Report prepared by En Masse design Ltd (Dec 2021)
- Site Water Proposals: Indicative Design (drawing ref. P453-M-100)
- Site Power Proposals: Indicative Design (drawing ref. P453-M-101)

This letter and the accompanying documents provide sufficient evidence beyond reasonable doubt that material operations have commenced on site and planning permission 22/00175/FULL has been lawfully implemented. A certificate of lawfulness is therefore requested.

The planning application fee has been paid via the Planning Portal.

Yours sincerely



Joanne Halton BSC hons MSC MRTPI
Director – Planning