

**CERTIFICATE OF LAWFULNESS
FOR THE CONVERSION OF PART
OF A STABLE BLOCK TO A
DWELLING AT
BOW BROOK FARM
BRAMLEY, RG26 5DW**

SUPPORTING STATEMENT

November 2023





**CERTIFICATE OF LAWFULNESS
FOR THE CONVERSION OF PART
OF A STABLE BLOCK TO A
DWELLING AT
BOW BROOK FARM
BRAMLEY, RG26 5DW**

SUPPORTING STATEMENT

November 2023

COPYRIGHT

The contents of this document must not be copied in whole or in part without the written consent of Kernon Countryside Consultants.

Authorised By EGC 11/23

*Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL
T: 01793 771333 Email: info@kernon.co.uk Website: www.kernon.co.uk*

*Directors - **Tony Kernon** BSc(Hons), MRAC, MRICS, FBIAC **Sarah Kernon**
Consultants– **Ellie Chew** BSc(Hons), **Amy Curtis** BSc(Hons)*

CONTENTS

- 1 Introduction
- 2 The Site and Development
- 3 Relevant Considerations and the Onus of Proof
- 4 Evidence and Submissions
- 5 Conclusions

APPENDICES

- 1 2015 and 2016 Correspondence
- 2 Statutory Declaration of Karin Fitton
- 3 Statement of Truths
- 4 Statement of Tony Kernon
- 5 Electrical Installation Certificate
- 6 Sapphire Tiles Invoice (2016)
- 7 Carpet Trade Centre Invoice (2016)
- 8 Hallmark Plumbing & Heating (Confirmation Letter)
- 9 Letter from TV Licensing
- 10 Google Earth Images
- 11 2020-2021 TV Licence

1 INTRODUCTION

- 1.1 Bow Brook Farm extends to approximately 9.9ha of grassland. The site was originally agricultural land until permission was granted in 2012 for the change of use of land from agriculture to mixed agriculture and equestrian uses. Permission was also granted for the erection of an American barn for stabling under planning ref. **BDB/76293**.
- 1.2 Three years after the building work was complete, due to a change in personal circumstances the Applicant converted part of the stable block into a dwellinghouse and moved in. This has been her main residence for the past seven years.

Photograph 1. Bow Brook Farm



- 1.3 This report:
- (i) describes the site and the development which is the subject of this application in Section 2;
 - (ii) sets out the relevant legislation and guidance in Section 3;
 - (iii) provides commentary on the evidence and the submission in Section 4; and
 - (iv) sets out the conclusion in Section 5.
- 1.4 The change of use of a building to use as a single dwellinghouse becomes immune from enforcement after 4 years. This document shows that this dwelling is now immune from enforcement.

2 THE SITE AND DEVELOPMENT

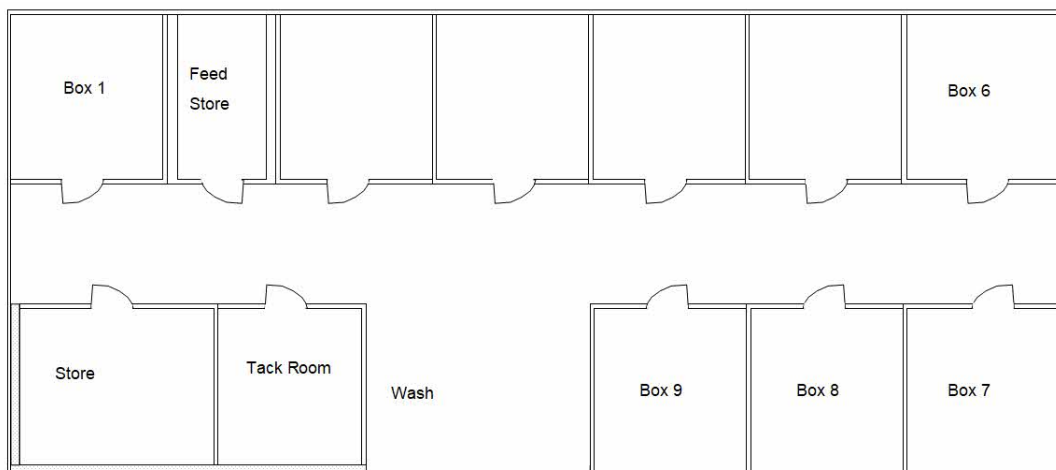
2.1 The dwelling that is the subject of this application, is located at Bow Brook Farm. Access is taken from Vyne Road. The dwelling is situated to the south of the holding within an existing stable block. The application building is outlined in red below.

Insert 1. Google Earth showing access to the dwelling (boundary approx.)



2.2 Permission was granted for the stable block in 2012 and later built in 2013. The stable block was originally built as per the plans below and was used for equestrian purposes.

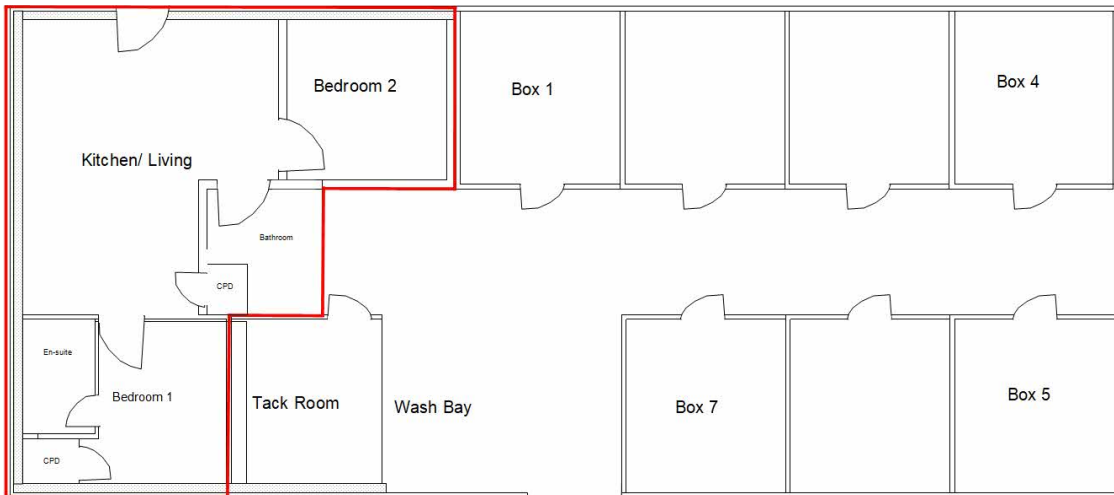
Insert 2. Initial Layout of the Stable Block (Floorplan approx.)



2.3 During 2015 the Applicant's marriage was in difficulties. She occasionally stayed in a touring caravan when she did not want to be at her home. At the time she lived in Mortimer.

- 2.4 In December 2015, the Applicant received a letter from Ms Tara Lang (see **Appendix KCC1**), a Compliance and Enforcement Officer from Basingstoke and Deane Council with the following alleged breaches:
- (i) conversion of barn to dwelling without planning permission;
 - (ii) erection of horse walker without planning permission;
 - (iii) material change of use of land to residential including stationing of a caravan without planning permission;
 - (iv) breach of condition 10 of application **BDB/76293** (materials)
- 2.5 In January 2016 Ms Lang carried out a site visit. The Applicant allowed Ms Lang to look at all areas of the site that she requested and allowed access to any buildings Ms Lang wished to look in. Ms Lang inspected the stable block but raised no concerns. Retrospective planning applications were made for the horse walker and to deal with the breach of condition.
- 2.6 Ms Lang concluded that the caravan was not being lived in and it was being used in association with the equestrian uses on site (used for storing show items). She raised no other matters. This was the last time the Council contacted the Applicant or carried out a site visit and no enforcement action was taken.
- 2.7 It was becoming apparent to the Applicant that she needed to move out of the marital home. She also needed to be close to the site for the welfare of the horses. In February 2016 the Applicant started to make alterations to the stable block at Bow Brook Farm.
- 2.8 By October 2016 part of the building had been converted to a dwelling and had been fitted with a kitchen area, and all the electrics had been carried out.
- 2.9 The dwelling, which is modest in size, comprises of an open plan kitchen/living area and two bedrooms (one with an en-suite) and a bathroom.

Insert 3. Dwelling within the stable block (Floorplan approx.)



2.10 The Applicant stayed here periodically during the conversion as her marital circumstances deteriorated. Eventually she moved out of the marital home. From October 2016 this has been the Applicant's sole residence with no periods of vacancy. The Applicant has lived there alone with periods where her children have also resided in the dwelling.

Photographs 2-5. Inside the dwelling (2023 Photographs)



2.11 All of the works to bring about this change of use to a dwelling were contained within the existing stable block building. The remainder of the stable block is still in equestrian use.

Photographs 6-7. Inside the stable block (2023 Photographs)



Tackroom Wall to
bathroom Wall to
bedroom

2.12 Therefore this was a change of use to residential. The dwelling is a self-contained single dwelling. The breach took place on a permanent basis in October 2016.

3 RELEVANT CONSIDERATIONS

Town and Country Planning Act 1990

- 3.1 Section 171B of the Town and Country Planning Act 1990 (TCPA) sets out the time limits after which no enforcement action may be taken.
- 3.2 Subsection 1 of the TCPA 1990 sets out that **“where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations, in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed”**.
- 3.3 Within Subsection 2 it states that **“where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach”**.
- 3.4 Subsection 3 then sets out that **“in the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach”**.

Planning Practice Guidance

- 3.5 Paragraph 005 of the Planning Practice Guidance Suite (Section 17 “Lawful Development Certificates”) states that an application needs to describe precisely what is being applied for, and the land to which the application relates.
- 3.6 Paragraph 6 explains that the Applicant is responsible for providing sufficient information to support an application. It goes on to set out that **“in the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant’s version of events less than probable, there is no good reason to refuse the application, provided that the applicant’s evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate of the balance of probability”**.
- 3.7 The test is therefore **“the balance of probability”**.

4 EVIDENCE AND SUBMISSIONS

4.1 The evidence needs to show that, on the balance of probability, the use of the building is lawful.

4.2 This section therefore sets out:

- (i) evidence of the building's original use;
- (ii) evidence of the change of use to a single dwellinghouse;
- (iii) evidence of that use continuing;
- (iv) evidence that there have been no intervening uses or concealment.

The Building's Original Use

4.3 The building was permitted in 2013 as a stable. The following aerial photograph dates from 25th March 2017. On Google Earth the previous year available, 2010, does not show the building. The photograph below establishes that the building has been in place more than 4 years.

Insert 4. Aerial Image 25/3/17



4.4 The Applicant's Statutory Declaration (**Appendix KCC2**) confirms that the building was used as stables from completion until, for the part the subject of this application, she changed the use to a dwellinghouse.

4.5 The rest of the building was in equestrian use in 2016, based on the Enforcement Officer's closing of the investigation file (see 2.4 to 2.6 above).

4.6 The building was built more than 4 years ago and was originally used for its permitted purpose.

Change of Use

4.7 The Applicant changed the use in October 2016 when she moved in fully. The planning breach was completed when she moved into the dwellinghouse.

4.8 The building is a single dwellinghouse, with all the facilities required for independent living (living room, bedroom, kitchen, bathroom).

4.9 The change of use is confirmed in the following evidence:

- (i) Statutory Declaration of the Applicant, **Appendix KCC2**;
- (ii) Statements of Truth from liveries and the Applicants ex-partner, **Appendix KCC3**.

4.10 The Statements of Truth in **Appendix KCC3** are as follows:

- (i) Chris Fitton, the Applicant's ex-husband, confirming she moved to the building in October 2016;
- (ii) Michaela Kneller who has kept her horse there since January 2017;
- (iii) Andrea Donelan who knows the property since before the Applicant moved in;
- (iv) Lucy Greenwood who has been keeping horses and visiting since March 2018;
- (v) Jilly Greenwood who has known the site since March 2018;
- (vi) Mark Douglas who was the project manager who oversaw the conversion in 2016, and has visited since;
- (vii) Rachel Harwood who has kept horses or visited since before the Applicant moved in.

4.11 Tony Kernon visited the holding in September 2018, in connection with a possible application for an essential workers dwelling. As part of that visit, he identified that there was a substantial part of the stables that could not be seen from within the stables. The Applicant therefore showed him her dwelling. The following view looks towards the dwelling from within the stables.

Photograph 8. Photo 4th September 2018



- 4.12 The following photo shows the same view in 2023. It can be seen that the position in 2018 was the same as it is in 2023.

Photograph 9. View 3rd May 2023



- 4.13 He confirms that the building was being lived in in September 2018, which is more than 4 years ago. He provides a statement at **Appendix KCC4**.

- 4.14 The above evidence is supplemented by the following:

- (i) electrical connection installation in January 2016, see **Appendix KCC5**;
- (ii) invoice for delivery of porcelain tiles in June 2016, **Appendix KCC6**;

- (iii) invoice for carpeting to Bow Brook Farm of September 2016, **Appendix KCC7**;
- (iv) letter confirming installation of bathroom and heating system dated 13th June 2016, **Appendix KCC8**;
- (v) letter from TV Licencing of 22nd January 2019 confirming that Mrs Fitton had paid a fee to cover TV use for the preceding three years, see **Appendix KCC9**.

4.15 Collectively the evidence demonstrates that the change of use took place more than 4 years ago.

Evidence of Use Continuing

4.16 Tony Kernon viewed inside the dwelling in 2018 and again in 2023. That, of itself, does not demonstrate that there has been no intervening use.

4.17 For that the Statutory Declaration of the Applicant, **Appendix KCC2**, provides proof. The dwelling is her sole residence, and it provides a single dwellinghouse use.

4.18 It is not a mixed use, with a use (for example) as a tearoom for those using the stables. It is, and has been since October 2016, a single dwellinghouse.

4.19 That is supplemented by Statements of Truth from 7 people who know the Applicant and visit regularly, see **Appendix KCC3**.

4.20 In 2018 there was a worn path to the front door, as shown below (Tony Kernon's photograph). This shows a level of movement, indicative of frequent use.

Photograph 10. Path to Door 04/09/2018



4.21 A similar view in May 2023 is shown below. The worn path, indicating a high level of movement, remains.

Photograph 11. Path to Door 03/05/2023



4.22 In **Appendix KCC10** are aerial images from the following dates, all showing a clearly well marked (which implies well-used) pathway:

9th April 2017

23rd June 2018

18th April 2020

30th July 2020

16th July 2021

4.23 The presence of cars parked nearby in the aerial photographs adds to the evidence, although of itself is not determinative.

4.24 The 2020-2021 and later TV licence is evidenced in **Appendix KCC11**.

4.25 The evidence corroborates the Applicant's statements. They show that the use has been continuous. This is confirmed in the Statements of Truth in **Appendix KCC3**.

Concealment

4.26 The use has not been concealed.

- 4.27 There are few windows on the building, but there are windows behind the shutters. The bedroom 1 window, which is the spare room so not often used, is shown below, with the shutter open and closed.

Photographs 12 & 13. Spare Room Window



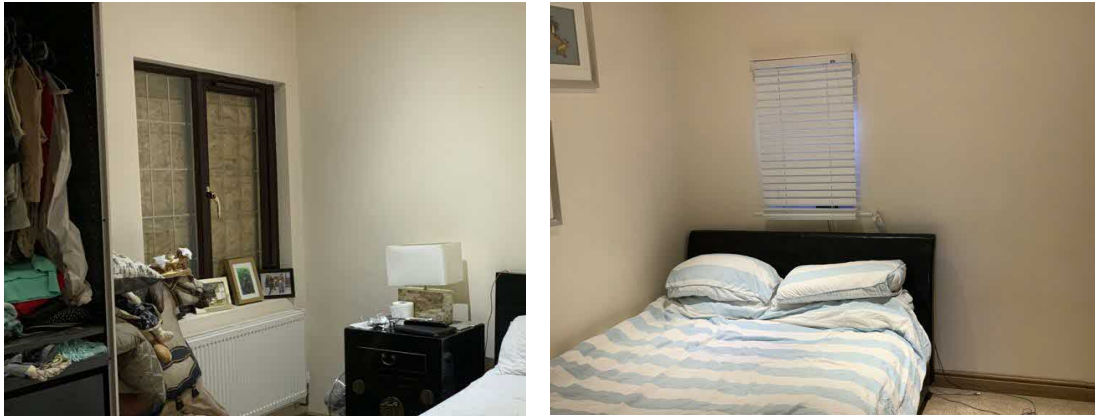
- 4.28 The gas supply is clearly not hidden, as shown in the photograph below.

Photograph 14. Gas Supply



- 4.29 The windows in Bedroom 1 and 2 (see Insert 2) are shown below.

Photographs 15 & 16. Windows from the Inside



4.30 The dwelling is also not screened from the gateway, as shown below. The main door is fully visible. There is no concealment.

Photograph 17. Dwelling from the Gateway



4.31 The flue from the wood burner is also visible from the gateway and closer up.

Photographs 18 & 19. Log Burner and Flue



4.32 The dwelling has not been concealed.

5 CONCLUSIONS

- 5.1 A Certificate should only be given if, on the balance of probabilities, the use has taken place for in excess of four years.
- 5.2 There is clear evidence that the building was built, and originally used for, the permitted use as stables.
- 5.3 A change of use took place, following a breakdown of a marriage, in October 2016. This is evidenced by sworn statements and corroborating evidence.
- 5.4 The use has continued since. It therefore took place more than four years ago, and has continued for more than four years. The use is immune from enforcement.
- 5.5 A Certificate of Lawfulness can therefore be issued.

Appendix KCC1
2015 and 2016 Correspondence

[Redacted]

www.yorkassociates.org
Architectural Design Services • Planning Consultants
The Studio • 4 Test Road • Whitchurch • Hampshire • RG28 7LP • Tel: 01256-892748

From: [Redacted]
Sent: 21 January 2016 12:05
To: [Redacted]
Cc: [Redacted]
Subject: Brow Brook Farm

Dear Rob

Please find attached a copy of a letter from Tara, dated 24th December 2015 in respect of the above site and I wondered if you could liaise with her regarding this. Mrs Fitton has acknowledged the letter recently by contacting Tara and confirming that she does not live at Brow Brook Farm. In no particular order, you will see know that item ii) has been applied for retrospectively (together with the entrance gates) and that iv) has now been dealt with and approved by the Council. Also, in respect of item i) Mrs Fitton resides at:

Mrs K Fitton
No 1 Holly Cottages
Windmill Road
Mortimer
RG7 3RL

Finally, in respect of item iii), the land is not residential. Mrs Fitton does have a caravan stored on site, but this is used for the purposes of 'eventing' with the horses. It does recharge its electric and sits on the hardstanding in front of the storage building however, it is not static and not residential in nature. Perhaps there is someone locally that has more than a passing interest in the stables, which appears to be causing needless administration.

I would be extremely grateful if you could resolve this by speaking to Tara.

I look forward to hearing from you.

Many thanks

Andy Steeden MRICS
York Associates

[Redacted]

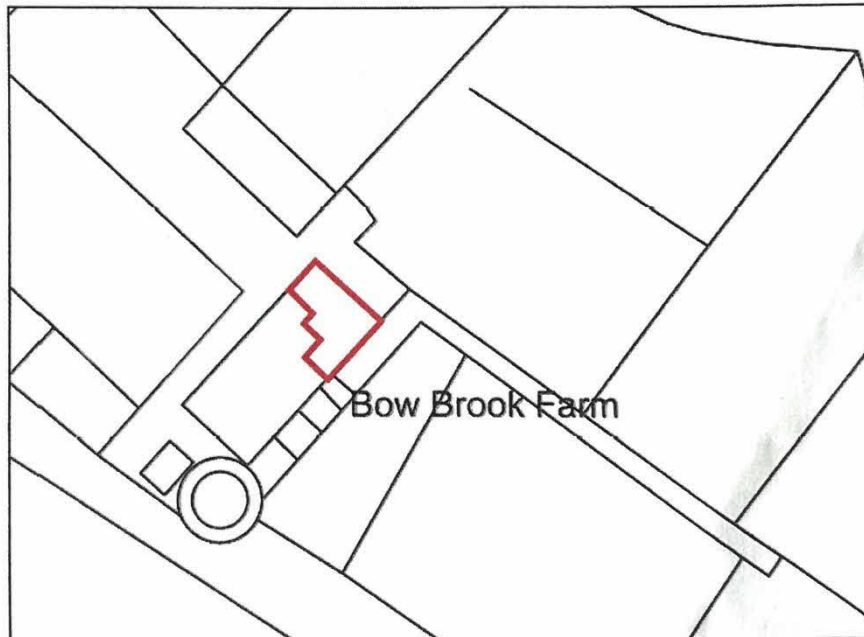
Appendix KCC2
Statutory Declaration of Karin
Fitton

STATUTORY DECLARATION

This STATUTORY DECLARATION is made this 1st day of November 2023 by the undersigned Karin Fitton of Bow Brook Farm, Vyne Road, Bramley, RG26 5DW.

I DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:

1. The stable block at Bow Brook Farm was built as per the permission BDB/76293, in 2013.
2. On 3 February 2016 I received a visit from Basingstoke & Deane Enforcement (Tara Lang) re a caravan that was on site which I used to take to horse shows, and a claim that I was living on the property, plus a few other planning issues. I was not living on the property at the time. Tara Lang was totally happy with all issues that had been raised and had total access to the buildings to view what she wanted to.
3. In May 2016 my marriage broke down so I started creating somewhere to move to if needed. I fitted out part of the stable block for living, which was mostly complete by Oct 2016.
4. This is the area edged in red on the plan below.



5. I eventually moved into the dwelling in Oct 2016. This has been my sole residence since this time and there have been no periods of vacancy.

AND I MAKE THIS SOLEMN DECLARATION conscientiously and sincerely believing the same to be true by virtue of the provisions of the Statutory Declarations Act 1835.

Signed

[Redacted Signature]

Date

1/11/2023

Karin Fitton

Before me

[Redacted Signature]

Zoe Baxter

Solicitor/ Commissioner for Oaths

ROWBERRY MORRIS
SHERFIELD HOUSE
MULFORDS HILL
TADLEY RG26 3XJ

In the County Of

.....

Appendix KCC3
Statements of Truth

STATEMENT OF TRUTH

This STATEMENT OF TRUTH is made this 2nd day of November 2023 by the undersigned Chris Fitton, [REDACTED]

- 1 Ms Karin Fitton, who resides at Bow Brook Farm, Vyne Road, Bramley, RG26 5DW has asked that I support her application to regularise her dwelling.

- 2 I have very good knowledge of the site and the property. I can confirm that Karin moved out of the above property (No.1 Holly Cottages, Windmill Rd, Mortimer RG7 3RL) in October 2016, after the breakdown of our marriage. Karin had lived at this address (No.1 Holly Cottages, Windmill Rd, Mortimer RG7 3RL) from February 2015 until October 2016. I know that Mrs Karin Fitton has resided at Bow Brook Farm permanently since October 2016.

- 3 The dwelling is shown on the plan below, edged red.



I believe that the facts stated in this STATEMENT OF TRUTH are true.

Signed

[REDACTED]

Chris Fitton

Date

2/11/23

STATEMENT OF TRUTH

This STATEMENT OF TRUTH is made this 1st day of NOVEMBER 2023 by the undersigned Michaela Kneller, [REDACTED]

- 1 Ms Karin Fitton, who resides at Bow Brook Farm, Vyne Road, Bramley, RG26 5DW has asked that I support her application to regularise her dwelling.

- 2 I have very good knowledge of the site and the property as I initially kept horses on her livery yard and subsequently have visited the residential property from January 2017. I know that Mrs Karin Fitton has resided within the dwelling permanently since January 2017.

- 3 The dwelling is shown on the plan below, edged red.



I believe that the facts stated in this STATEMENT OF TRUTH are true.

Signed [REDACTED]
Michaela Kneller

Date 01/11/23

STATEMENT OF TRUTH

This STATEMENT OF TRUTH is made this 30 day of OCTOBER 2023 by the undersigned Andrea Donelan, [REDACTED]

- 1 Ms Karin Fitton, who resides at Bow Brook Farm, Vyne Road, Bramley, RG26 5DW has asked that I support her application to regularise her dwelling.

- 2 I have very good knowledge of the site and the property as from 2015 I originally helped to look after all the animals on site. After the construction of the property in October 2016 I have continued to pet sit and have stayed there regularly if Karin ever went away. I know that Mrs Karin Fitton has resided within the dwelling permanently since October 2016.

- 3 The dwelling is shown on the plan below, edged red.



I believe that the facts stated in this STATEMENT OF TRUTH are true.

Signed

[REDACTED]

Andrea Donelan

Date

30,10,23

STATEMENT OF TRUTH

This STATEMENT OF TRUTH is made this 28 day of OCTOBER 2023 by the undersigned Lucy Greenwood, [REDACTED]

- 1 Ms Karin Fitton, who resides at Bow Brook Farm, Vyne Road, Bramley, RG26 5DW has asked that I support her application to regularise her dwelling.
- 2 I have very good knowledge of the site and the property as I initially kept horses on livery on Karin's yard and subsequently have visited the residential property from March 2018. I can confirm that Mrs Karin Fitton has resided within the dwelling permanently since March 2018.
- 3 The dwelling is shown on the plan below, edged red.



I believe that the facts stated in this STATEMENT OF TRUTH are true.

Signed

[REDACTED]

Lucy Greenwood

Date 28/10/2023

STATEMENT OF TRUTH

This STATEMENT OF TRUTH is made this 28/10/23 day of OCTOBER 2023 by the undersigned Jilly Greenwood, [REDACTED]

- 1 Ms Karin Fitton, who resides at Bow Brook Farm, Vyne Road, Bramley, RG26 5DW has asked that I support her application to regularise her dwelling.
- 2 I have very good knowledge of the site and the property as my daughter kept horses on livery on Karin's yard and subsequently I have visited the residential property from March 2018. I can confirm that Mrs Karin Fitton has resided within the dwelling permanently since March 2018.
- 3 The dwelling is shown on the plan below, edged red.



I believe that the facts stated in this STATEMENT OF TRUTH are true.

Signed

[REDACTED]

Jilly Greenwood

Date 28/10/23

STATEMENT OF TRUTH

This STATEMENT OF TRUTH is made this 24 day of October 2023 by the undersigned Mark Douglas, [REDACTED]

- 1 Ms Karin Fitton, who resides at Bow Brook Farm, Vyne Road, Bramley, RG26 5DW has asked that I support her application to regularise her dwelling.
- 2 I have very good knowledge of the site and the property as I was the project manager responsible for resourcing all the trades for the conversion in 2016. I have regularly continued to work on the property and the grounds since then. I can confirm that Mrs Karin Fitton has resided within the dwelling permanently since October 2016.
- 3 The dwelling is shown on the plan below, edged red.



I believe that the facts stated in this STATEMENT OF TRUTH are true.

Signed

[REDACTED]

Mark Douglas

Date

24/10/2023

- - -

STATEMENT OF TRUTH

This STATEMENT OF TRUTH is made this 31st day of OCTOBER 2023 by the undersigned Rachel Harwood, [REDACTED]

- 1 Ms Karin Fitton, who resides at Bow Brook Farm, Vyne Road, Bramley, RG26 5DW has asked that I support her application to regularise her dwelling.

- 2 I have very good knowledge of the site and the property as my daughter Jess Barfield initially worked on the livery yard. Subsequently we loaned a pony from Karin in 2015 and then have owned and kept two horses with Karin on her yard. As such we both visited the residential property from October 2016. I know that Mrs Karin Fitton has resided within the dwelling permanently since October 2016.

- 3 The dwelling is shown on the plan below, edged red.



I believe that the facts stated in this STATEMENT OF TRUTH are true.

Signed

[REDACTED]

Rachel Harwood

Date

31/10/23

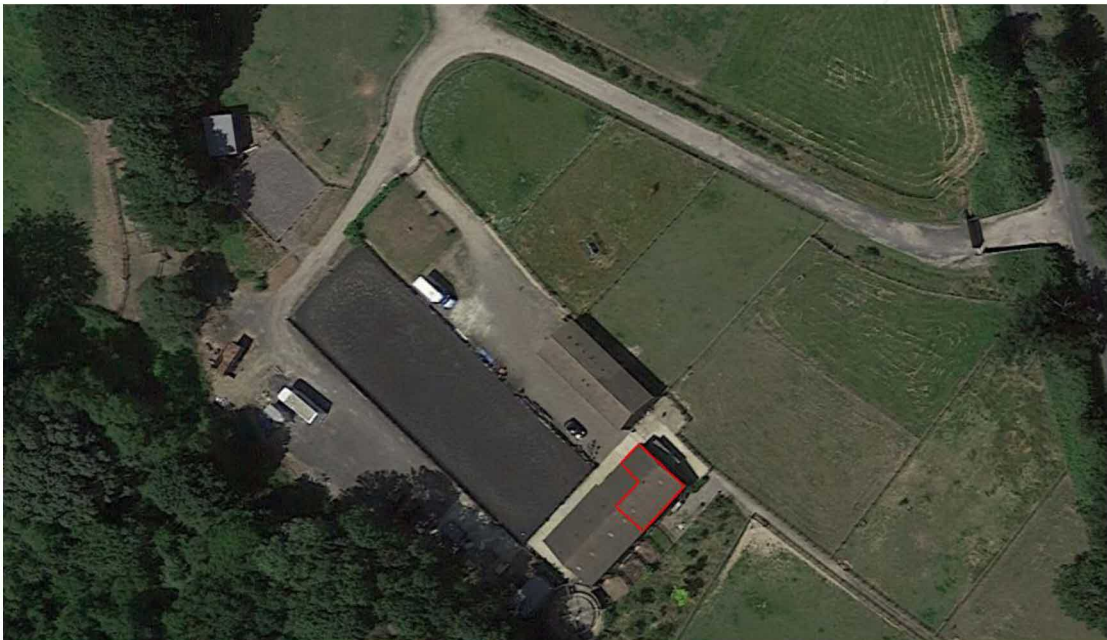
Appendix KCC4
Statement of Tony Kernon



STATEMENT OF TRUTH

This statement of truth is made this 20th day of November 2023 by the undersigned Tony Keron of

1. I visited Bow Brook Farm on 4th September 2018
2. I confirm that during that visit I went inside a dwelling, which was clearly being lived in. This was the part of the building shown edged red on the aerial photograph below.



3. I was advised that this was Karen Fitton's sole residence. I confirm that it contained bathroom, kitchen, bedrooms and living room.
4. I believe that the facts stated in this statement of Truth are true.

Signed:

[Redacted signature]

Tony Keron
BSc(Hons), MRICS, FBIAC

Dated: 20th November 2023

Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL

[Redacted address line]

Appendix KCC5
Electrical Installation Certificate

ELECTRICAL INSTALLATION CERTIFICATE

KEWTECH

REQUIREMENTS FOR ELECTRICAL INSTALLATIONS

Acknowledgement: this certificate is based on the model in appendix 6 of BS 7671: 2008

CP Scheme: SP800 N/A

Certificate No. 511081

Membership No. STA16209 Page 2 of 4

CLIENT DETAILS		INSTALLATION ADDRESS	
<u>Box Book Farm</u>		<u>- Same -</u>	
<u>Vyne Road</u>			
<u>Bramley</u>		Postcode	<u>RG26 5RU</u>

DESCRIPTION AND EXTENT OF THE INSTALLATIONS (tick boxes as appropriate)

NEW INSTALLATION ADDITION TO AN EXISTING INSTALLATION ALTERATION TO AN EXISTING INSTALLATION N/A

Description of installation Full Barn conversion wiring Installation, Dual RCD Board,

Extent of installation covered by this certificate 9 circuits (Smoke alarms, Lights, alarm, sockets, water heater / central heating, Lights, Sockets near to DB, Sockets, cooker)

DESIGN

I/We being the person(s) responsible for the design of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design hereby CERTIFY that the design work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with:

BS7671 2008 amended to 2015 (date) except for the departures, if any, details as follows:- N/A

Details of departure from BS7671: Regulations 120:3 and 133.5

- N/A -

The extent of liability of the signatory or the signatories is limited to the work described above as the subject of this Certificate.

For the design of the installation: (Where there is mutual responsibility for the design)

Designer No1 - Signature		Name (Capitals)	<u>SHANE Kilgour</u>	Date	<u>18/01/16</u>
Designer No2** - Signature	<u>—</u>	Name (Capitals)	<u>—</u>	Date	<u>—</u>

CONSTRUCTION

I/We being the person(s) responsible for the construction of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design hereby CERTIFY that the construction work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with:

BS7671 2008 amended to 2015 (date) except for the departures, if any, details as follows:- N/A

Details of departure from BS7671: Regulations 120:3 and 133.5

- N/A -

The extent of liability of the signatory is limited to the work described above as the subject of this Certificate.

For the construction of the installation:

Installer - Signature		Name (Capitals)	<u>Shane Kilgour</u>	Date	<u>18/01/16</u>
-----------------------	--	-----------------	----------------------	------	-----------------

INSPECTION & TESTING

I/We being the person(s) responsible for the inspection of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing hereby CERTIFY that the work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with:

BS7671 2008 amended to 2015 (date) except for the departures, if any, details as follows:- N/A

Details of departure from BS7671: Regulations 120:3 and 133.5

N/A

The extent of liability of the signatory is limited to the work described above as the subject of this Certificate.

For the inspection and testing of the installation:

Inspector - Signature		Name (Capitals)	<u>Shane Kilgour</u>	Date	<u>18/01/16</u>
-----------------------	--	-----------------	----------------------	------	-----------------

NEXT INSPECTION

I/We the designer(s), recommend that this installation is further inspected and tested after an interval of not more than:

YEARS	<u>- 9 -</u>	MONTHS	<u>- 0 -</u>
-------	--------------	--------	--------------

ELECTRICAL INSTALLATION CERTIFICATE

REQUIREMENTS FOR ELECTRICAL INSTALLATIONS

KEWTECH

Page 1 of 4

Certificate No. 511081

PARTICULARS OF SIGNATORIES TO THE ELECTRICAL INSTALLATION CERTIFICATE

Designer (No1)		Designer (No2) if applicable	
Name	Shane Kilgour	Name	
Company	SES Electrical Services	Company	
Address	12 OLD Dean Road Comberley Surrey	Address	N/A
Postcode	GU15 4JH	Postcode	
Tel No	[REDACTED]	Tel No	
Constructor		Inspector	
Name	Shane Kilgour	Name	Shane Kilgour
Company		Company	
Address		Address	
Postcode		Postcode	
Tel No		Tel No	

SUPPLY CHARACTERISTICS & EARTHING ARRANGEMENTS

Earthing Arrangements		Number of Live Conductors		Nature of Supply Parameters	
TNC	N/A	Phase	Single Wire 2	Normal Voltage U_{N0}	240 V
TN-S	N/A	Other	N/A	Nominal Frequency f	50 Hz
TN-C-S	N/A	Confirmation of supply polarity	<input checked="" type="checkbox"/>	Prospective fault current I_{pf}	32.11 kA
TT	<input checked="" type="checkbox"/>			External loop impedance Z_e	7.49 Ω
IT	N/A				
Supply Protective Device Characteristics					
Type	BS-88	Nominal current rating	80 A	* by enquiry or by measurement	

PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

Means of Earthing		Details of Installation Earth Electrode (where applicable)	
Distributor's facility	N/A	Type (eg rods) tape etc	ROD
Installation earth electrode	<input checked="" type="checkbox"/>	Electrode resistance to Earth	0.01 Ω
Maximum Demand		Location	
Maximum demand (load)	96 / Amps	Other Side of Wall (outside) from Where the Distribution Board is.	
Main Protective Conductors			
Earthing conductor:	Material	CSA	Continuity and connection verified
	Copper	25 mm ²	<input checked="" type="checkbox"/>
Main protective bonding conductors:	Material	CSA	Continuity and connection verified
	Copper	16 mm ²	<input checked="" type="checkbox"/>
To incoming water and/or gas service	<input checked="" type="checkbox"/>	To other elements	N/A
Main Switch or Circuit-breaker			
BS, Type	60947-3	No. of poles	Single Pole
Location	Cuboard / Control Box	Current rating	100 A
Rated residual operating current $I_{\Delta n}$	N/A mA, and operating time of	N/A ms (at $I_{\Delta n}$)	(applicable only where an RCD is suitable and is used as a main circuit breaker)

Comments on existing installation (In the case of an addition or alteration see Section 633)

N/A

Schedules

The attached Schedules are part of this document and this Certificate is valid only when they are attached to it.

No. of Inspection Schedules attached. Page 1 of 4 pages No. of Test Result Schedules attached. Page 1 of 4 pages

TCL/b

**ELECTRICAL INSTALLATION
CERTIFICATE
SCHEDULE OF INSPECTIONS**
(FOR NEW INSTALLATION WORK ONLY)

KEWTECH

Certificate No. **511081**

Page **3** of **4**

METHODS OF PROTECTION AGAINST ELECTRIC SHOCK

Both basic and fault protection:

- (i) SELV
- (ii) PELV
- (iii) Double insulation
- (iv) Reinforced insulation

Basic protection:

- (i) Insulation of live parts
- (ii) Barriers or enclosures
- (iii) Obstacles
- (iv) Placing out of reach

Fault protection:

(i) Automatic disconnection of supply:

- Presence of earthing conductor
- Presence of circuit protective conductors
- Presence of protective bonding conductors
- Presence of supplementary bonding conductors
- Presence of earthing arrangements for combined protective and functional purposes
- Presence of adequate arrangements for other sources, where applicable
- FELV
- Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)

(ii) Non-conducting location:

- Absence of protective conductors

(iii) Earth-free local equipotential bonding:

- Presence of earth-free local equipotential bonding

(iv) Electrical separation:

- Provided for one item of current-using equipment
- Provided for more than one item of current-using equipment

Additional protection:

- Presence of residual current devices
- Presence of supplementary bonding conductors

PREVENTION OF MUTUAL DETRIMENTAL INFLUENCE

- (a) Proximity to non-electrical services and other influences
- (b) Segregation of Band I and Band II circuits or use of Band II insulation
- (c) Segregation of safety circuits

Identification

- (a) Presence of diagrams, instructions, circuit charts and similar information
- (b) Presence of danger notices and other warning notices
- (c) Labelling of protective devices, switches and terminals
- (d) Identification of conductors

Cables and conductors

- Selection of conductors for current-carrying capacity and voltage drop
- Erection methods
- Routing of cables in prescribed zones
- Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise adequately protected against nails, screws and the like
- Additional protection provided by 30 mA RCD for cables concealed in walls (where required in premises not under the supervision of a skilled or instructed person)
- Connection of conductors
- Presence of fire barriers, suitable seals and protection against thermal effects

General

- Presence and correct location of appropriate devices for isolation and switching
- Adequacy of access to switchgear and other equipment
- Particular protective measures for special installations and locations
- Connection of single-pole devices for protection or switching in line conductors only
- Correct connection of accessories and equipment
- Presence of undervoltage protective devices
- Selection of equipment and protective measures appropriate to external influences
- Selection of appropriate functional switching devices

NOTES: An entry must be made in every box

- to indicate an inspection has been carried out and the result is satisfactory
- N/A** to indicate that the inspection is not applicable to a particular item

Inspected by: **SHANE KILGOUR**

Signature

Date **18/01/16**

T01/c

Appendix KCC6
Sapphire Tiles Invoice (2016)



Sapphire Tiles and Laminates Ltd

9 Witney road
Crawley
West Sussex
RH10 6GJ
United Kingdom



Invoice to:



INVOICE



Invoice no.: [Redacted]
Invoice date: 1 Jun 2016
Due date: 1 Jun 2016



Description	Quantity	Price	Amount
Porcelain tiles - Ivory White (Dura White) 32 boxes (1 box = 1.44 sqm)	46.08	[Redacted]	[Redacted]

Notes
Thank you for your business.

Appendix KCC7
Carpet Trade Centre Invoice
(2016)



INVOICE

Attention: Mrs K Fitton
Bow Brook Farm
Vyne Road
Bramley
RG26 5 DW

Invoice Date
19 Sept 2016

Invoice Number
[REDACTED]

Telephone
[REDACTED]

VAT Number
614 7671 33

The Carpet Trade Centre
Unit 12 Basingstoke
Business Centre
Winchester Road
Basingstoke
Hampshire
RG22 4AU
UNITED KINGDOM
Tel 01256 355123

Description	Amount GBP
✓ 800 x 400 stock rustique	[REDACTED]
	Subtotal
	Total VAT 20%
	Invoice Total GBP
	Total Net Payments GBP
	Amount Due GBP

1. To avoid further costs please ensure all old carpets, flooring and furniture are removed prior to installation. All white goods to be removed from kitchens.

2. All balances must be paid prior to installation date by cleared funds.

3. Deposits are non-refundable

4. For enquiries please call 01256 355123

5. Customer Signature _____

**Appendix KCC8
Hallmark Plumbing & Heating
(Confirmation Letter)**



HALLMARK PLUMBING & HEATING



13/6/2016

Karin Fitton

Bow Brook Farm

Bramley

RG26 5DW

To Karin Fitton

The following work was carried out at your property of the above address which is listed as the following of the above date as well.

: Install 2 x new bathrooms , 1 x kitchen & on to a heating system supplying heating through out. I hope you are satisfied with the installation.

Yours Sincerely

Mr T. Tyler-Smith.

Start here

Proprietor: Troy Tyler-Smith Hallmark Plumbing & Heating Ltd, 5 Crown Place, Owlsmoor, Sandhurst, GU47 0UA
T: 01344 779247 M: 07551 282229 E: hallmark12@hotmail.co.uk www.hallmarkplumbingandheating.com
Company Reg No: 07749382

Appendix KCC9
Letter from TV Licensing (2019)



tvlicensing.co.uk

Darlington DL98 1TL

Tel : 0300 790 6087
Fax : 0300 790 6012

Our Ref: [REDACTED]

22 January, 2019

MISS K FITTON
BOW BROOK FARM
VYNE ROAD
BRAMLEY
TADLEY
RG26 5DW

Dear Miss Fritton,

Thank you for your recent letter and cheque payment of [REDACTED]

We have used this payment to cover your use of television receiving equipment at the above address for the 3 years prior to the issue of your current licence which will expire end of November 2019

If you have any further queries please do not hesitate to contact us.

[REDACTED]
Kim Porter
Customer Services

Can I get this in a more accessible format? Yes. If you have sight problems, you can get this information by email or in Braille, large print or audio by calling 0300 790 6076. Also, a textphone facility for the deaf, hard of hearing and speech impaired is available on 0300 790 6050.

Correspondence in Welsh?

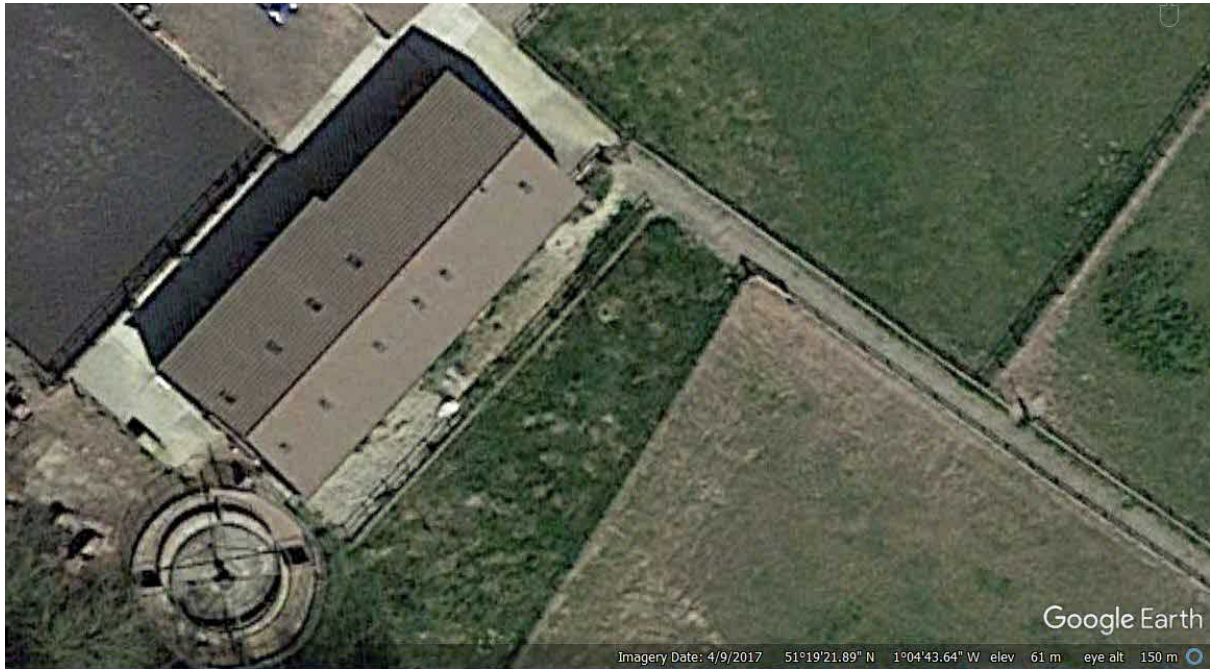
We welcome your calls, emails and letters in Welsh, and will respond to you in Welsh. Response times are the same for Welsh and English. Visit tvlicensing.co.uk/cymraeg.

TVL110/10/15/8

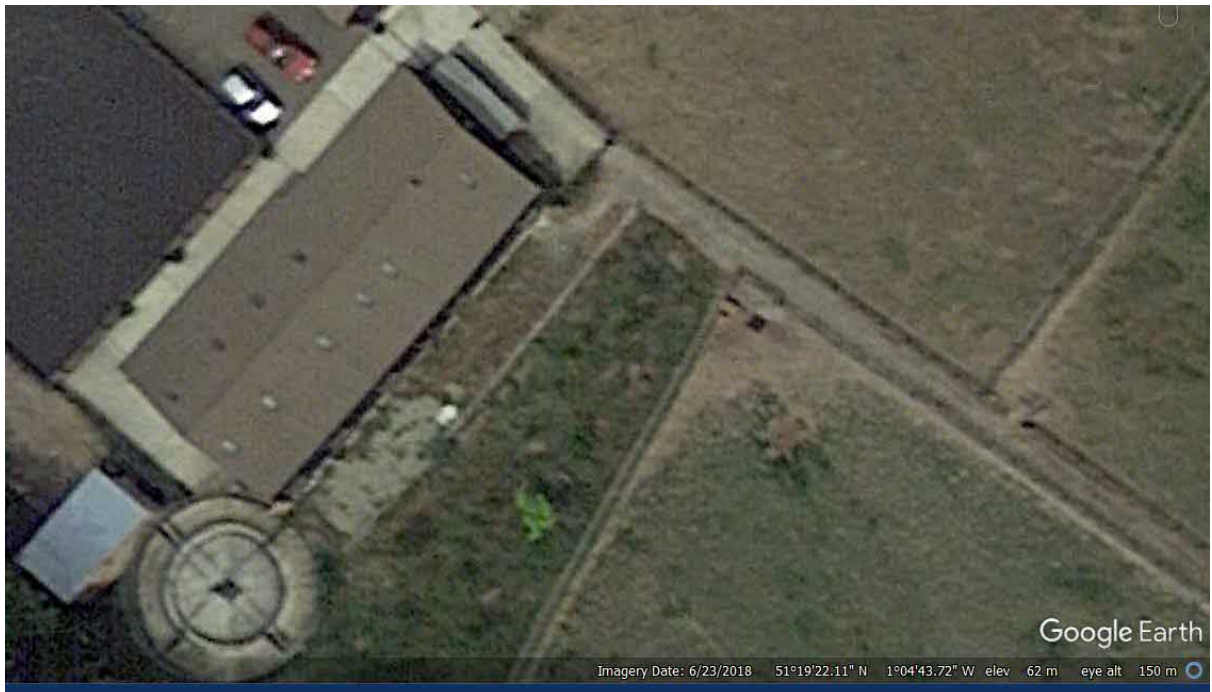
Appendix KCC10
Google Earth Images

APPENDIX KCC10
Aerial Photos

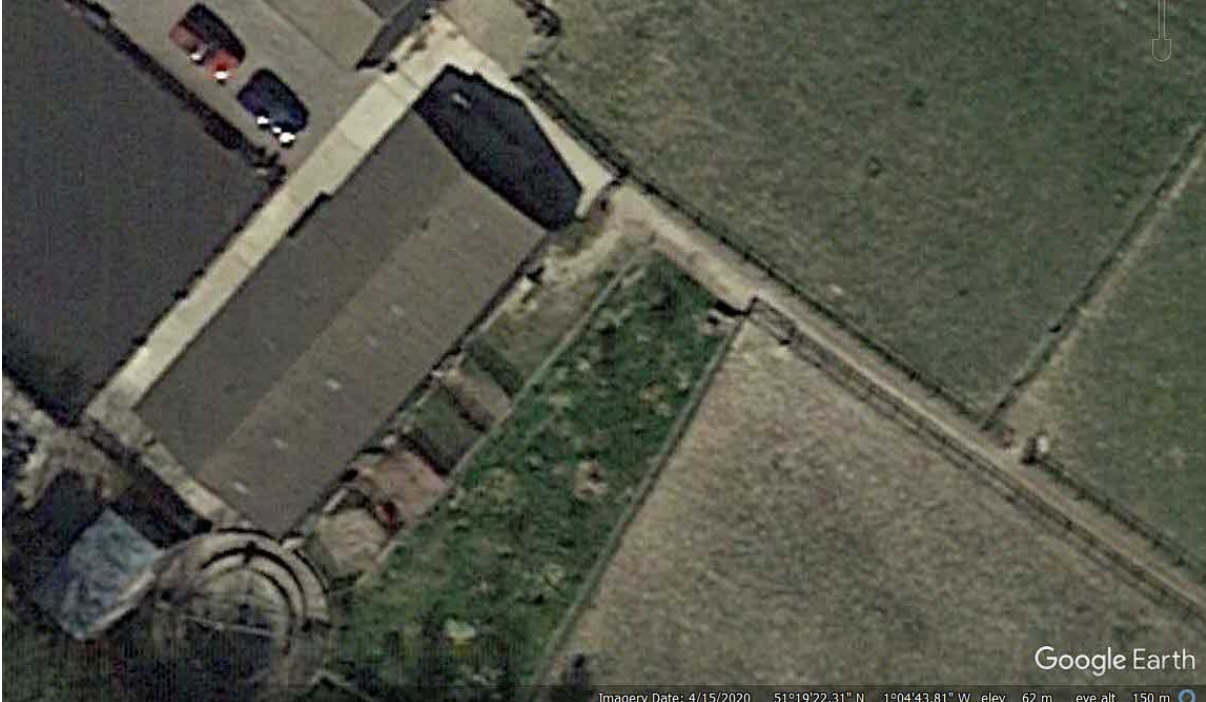
4th September 2017



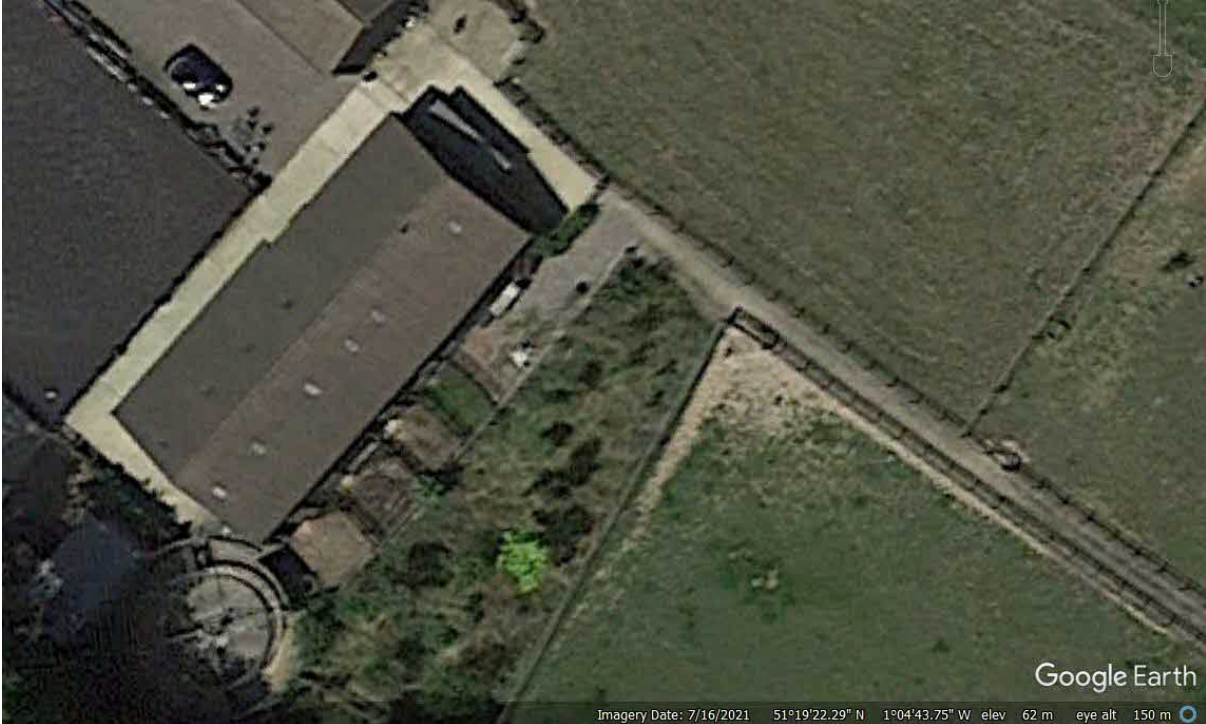
23rd June 2018



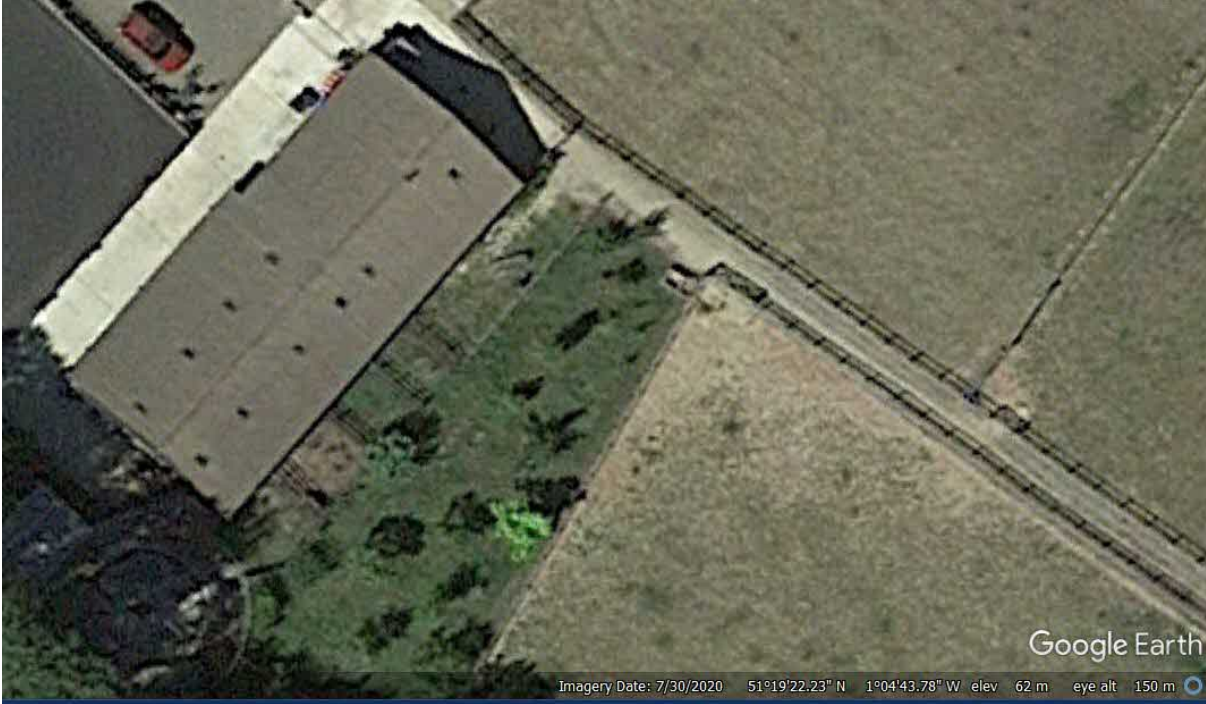
15th April 2020



July 2020



16th July 2021



Appendix KCC11
TV Licence information

Welcome, MISS K FITTON

Here you can view your TV Licence, [change your details](#) and more.

Your TV Licence

MISS K FITTON

BOW BROOK FARM
VYNE ROAD
BRAMLEY
TADLEY
RG26 5DW

TV Licence number
[REDACTED]

TV Licence Fee
[REDACTED]

Valid until
30/11/2023

TV Licence type
Colour

Receive TV Licence
By email

The licence is issued by TV Licensing on behalf of the BBC under The Communications Act 2003.

Payment details

Payment method

Direct Debit

MISS K FITTON, this is a secure area where you can view and make changes to your TV Licence.

[Change your details](#) [View your payment plan](#) [Download your TV Licence](#) [Print this page](#)

- [View in Welsh](#)
- [Sign out](#)
- [Aged 74 or over and receiving Pension Credit?](#)

If you live on the Channel Islands or Isle of Man, [different rules apply](#).

From: TV Licensing
donotreply@tvlicensing.co.uk
Subject: Relax, you're covered for another
12 months
Date: 11 Nov 2021 at 03:41:39
To: [REDACTED]

Settle down to another year's great
viewing at **** 5DW.

So you know this email is from TV
Licensing, we've included part of your
postcode, **** 5DW. For details on how
to check this is genuine information, sent
by TV Licensing, please refer to Your
security at the bottom of this email.





Dear Miss Fitton,

**Thanks for renewing
your licence by Direct Debit.**

Your licence covers you to
watch or record live TV
programmes on any channel or
device, and to download or
watch BBC programmes on

Licence expiry
date: **30
November
2022**

Last name on
licence: **Fitton**

You can view, download or print your licence on our website. Please keep a record of your licence number, as you'll need this whenever you log in.

**View your
licence**

iPlayer until the end of November 2022. Just remember to keep your licence payments up to date, to make sure you stay licensed.

Choosing to receive your licence by email saves money, which the BBC can spend on TV, radio and online services. Thanks again for renewing by Direct Debit.

Your TV Licence details:

Licence
number:



|



Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon, Wiltshire SN5 4LL
Telephone: 01793 771333 • Email: info@kernon.co.uk • Website: www.kernon.co.uk

