

## STATUTORY DECLARATION

**I, Nigel Herrington Green of Dellfield Farm, Plough Lane, Sarratt, Hertfordshire, WD3 4NL.**

### **DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:**

I currently reside at Dellfield Farm Plough Lane, Sarratt. I live in Dellfield Farm Barn which is a former agricultural building, which I converted into a dwelling approximately five years ago. Dellfield Farm comprises approximately 27.5 acres of land, along with Dellfield Farmhouse, which is a detached dwelling and a further barn which is used as an equestrian livery yard along with a manège.

This statutory declaration specifically relates to my home, Dellfield Farm Barn, and in particular to the oak framed porch and patio area to the front of the property. For ease of reference I attach a plan which shows Dellfield Farm Barn, including the porch and patio, labelled Exhibit 1.

As can be seen from the plan, Dellfield Barn is located close to the eastern boundary of the farm. This area is on somewhat sloping ground, with the land falling away to both the south and west.

Prior to converting the barn to a dwelling it was used solely for agricultural purposes. The barn was built on the slope and historically the floor within the barn was never levelled. This made no difference to the agricultural use of the barn, it was still easy to get machinery in and out, and it had a distinct advantage in that any surface water which ran into the barn would quickly drain away through the door on the western elevation.

I enclose photos at Exhibit 2, which show the barn before the works to convert this to a dwelling were undertaken. These pictures clearly show the change in levels of the surrounding concrete farmyard around the barn.

The barn itself is of portal frame construction, with a brick base and concrete blocks, which were built outside of the structural frame. Like the surrounding farmyard, the barn had a concrete floor.



In 2015 I applied for planning permission to convert the barn into a dwelling, this was sadly refused, and it took another couple of attempts before permission was permitted on the 1<sup>st</sup> April 2016 by way of using Class Q Permitted Development rights (Ref 16/0225/PDA).

In 2018, I hadn't yet started on the conversion of the barn, and I had an idea to seek consent for a slightly revised scheme, which would utilise an existing lean-to attached to the barn. My plan was to convert this into a ground floor orangery. Submitted a new application which was refused in July 2018.

I was aware that my original approval granted under Class Q in April 2016 was subject to the condition that the conversion works had to be completed within three years, so in this case by April 2019.

As time was getting on, I hired a local builder, Ken Baker, to undertake the conversion works. I had a small CIL liability in relation to the creation of part of the proposed first floor. The Council were notified of the commencement of the works along with a cheque for payment of the CIL by letter dated 15<sup>th</sup> September 2017, with the conversion works formally commencing on site shortly after. Having checked my bank statements, the CIL was debited from my account on the 3<sup>rd</sup> October 2017.

As the original floor of the barn was sloping, one of the first things we needed to do was decide as to whether we evened this out by lowering the levels in the north east corner of the barn, or raising the level in the south western corner. In the end we decided that, as the barn is quite tall, it would be much less work to raise the floor, this would still provide decent ceiling heights on both the ground and first floors.

As part of the conversion works, it was necessary to remove the old lean-to section, which connected the barn to a second pole barn with blockwork walls, that was located to the west. I attach a photo in Exhibit 3 which shows these buildings prior to conversion works.

After removing the lean-to, the pole barn was looking a little unsteady, I had hoped to be able to apply for further permitted development on this barn, however it was ultimately decided that it would be better to remove it, before it collapsed.



Works progressed quickly and according to plans, I did make a couple of minor alterations to the fenestration, although I did not consider these to be materially different to what was shown on the permitted plans.

One alteration I did decide to make during the build, was the addition of a porch to the front door. I was vaguely aware that it is possible to add porches to houses without needing planning permission. However, I didn't know in this instance that I should have applied for consent.

One reason I decided to build the porch was that around three years before starting the build, a large oak tree had fallen on the farm. Rather than cutting this up for firewood, I asked a chap I knew called Greg Terry to mill this into useable timber. As it was timber from the farm, I really wanted to incorporate this into my house. The timber was now well seasoned and I thought that an oak porch would make an attractive addition to the new dwelling.

The conversion works were completed by winter 2018. I attach a photo in Exhibit 4, which was taken on the 7<sup>th</sup> November 2018. This clearly shows the converted barn, with the new external timber cladding and also showing the new porch, which at that time was completed. Although I had retained the brick base of the barn, I did decide to replace some of these with new bricks, purely for cosmetic reasons.

The picture in Exhibit 4 also shows the new bifold doors on the western elevation, which lead to the kitchen, as well as the door on the southern elevation leading to the boot room. These doors clearly indicate the new internal ground floor level. It also shows that the original ground levels around the barn remained unaltered with these doors clearly inaccessible from outside due to the difference in height.

During the build, the changes in heights was not a particular concern, the builders largely used the doors into the living room, which were lower to the external ground level, and managed perfectly well with a ramp made from scaffold boards and hardcore.

As the conversion of the barn to a dwelling was now completed, I sought to get a Building Regulations Completion Certificate. However I was informed that a certificate could not be issued until the accesses into the dwelling were considered to be safe and also able to be used by wheelchair users with minimal alteration.



I decided that the best thing to do was to construct a wall to the front of the house and backfill this with some of the rubble from the old blockwork walls of the barn which we had replaced with timber cladding and create a patio area.

I was able to use part of the blockwork wall from the old pole barn at the northern end of the new patio however, in order to keep the wall parallel to house, I had to construct new sections moving towards the southern end of the patio. I attach a photo in Exhibit 5 dated 23<sup>rd</sup> of February 2019, which shows this work well underway. What I hadn't realised at this time was that a part of the new patio was outside of the area I had originally indicated as curtilage in the application plans.

By the end of March 2019, I had completed the works to the base of the patio, the rubble was topped with hardcore and compacted to create a reasonably level surface. I created steps at the southern end, which rose from the level of the original concrete yard. The patio created a level allowing access to all of the doors on the southern elevation, which I understood would be sufficient to comply with Building Regulations.

On the western elevation, I used a wall which was originally part of the farmyard, and built this up slightly to level this area to create a pathway to the boot room door I used some timbers to create a low retaining wall which I backfilled to the same level as the patio.

With holidays and various other commitments I wasn't able to get the Building Inspector back for a couple of months, but the completion certificate was issued on 24<sup>th</sup> July 2019. See Exhibit 6.

Although at this time the patio was safe enough, I was not happy with the rough hardcore finish and decided to finish this off with proper stone slabs. I ordered these from Paving Stones Direct and they were delivered to Dellfield on the 24<sup>th</sup> October 2019, see copy of Invoice in Exhibit 7.

I finished the patio myself laying the stone slabs and also putting facing bricks along the retaining walls. By December 2019 the patio was completed and I have enjoyed using it on many a summer evening since.

In summary, I can therefore confirm that the oak porch to the front of the dwelling was completed by November 2018, over five years ago. The construction of the patio was





completed by December 2019, over four years ago. I therefore understand that these building operation would now be lawful.

I am aware that as part of the patio has been placed on land which is classified as agricultural, I cannot use it for residential purposes,. I therefore intend to submit a retrospective planning application which I hope will regularise this position,.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Signed and declared by and above  
named Mr Nigel Herrington Green.



in the County of *1-1/2 RT 7-0 RS 11/RS 5*

this *7* day of *JAN* 2024  
*1/12/24*

Before me, 

*ELAINA BROWNE*

Solicitor/Commissioner for Oaths

*DEPUTY DIRECTOR OF LAW & GOVERNANCE  
ROYAL BOROUGH OF WINDSOR & MAIDENHEAD  
TOWN HALL  
ST IVES ROAD  
MAIDENHEAD  
SL6 1RF*



Exhibit 1— Dellfield Farm Barn

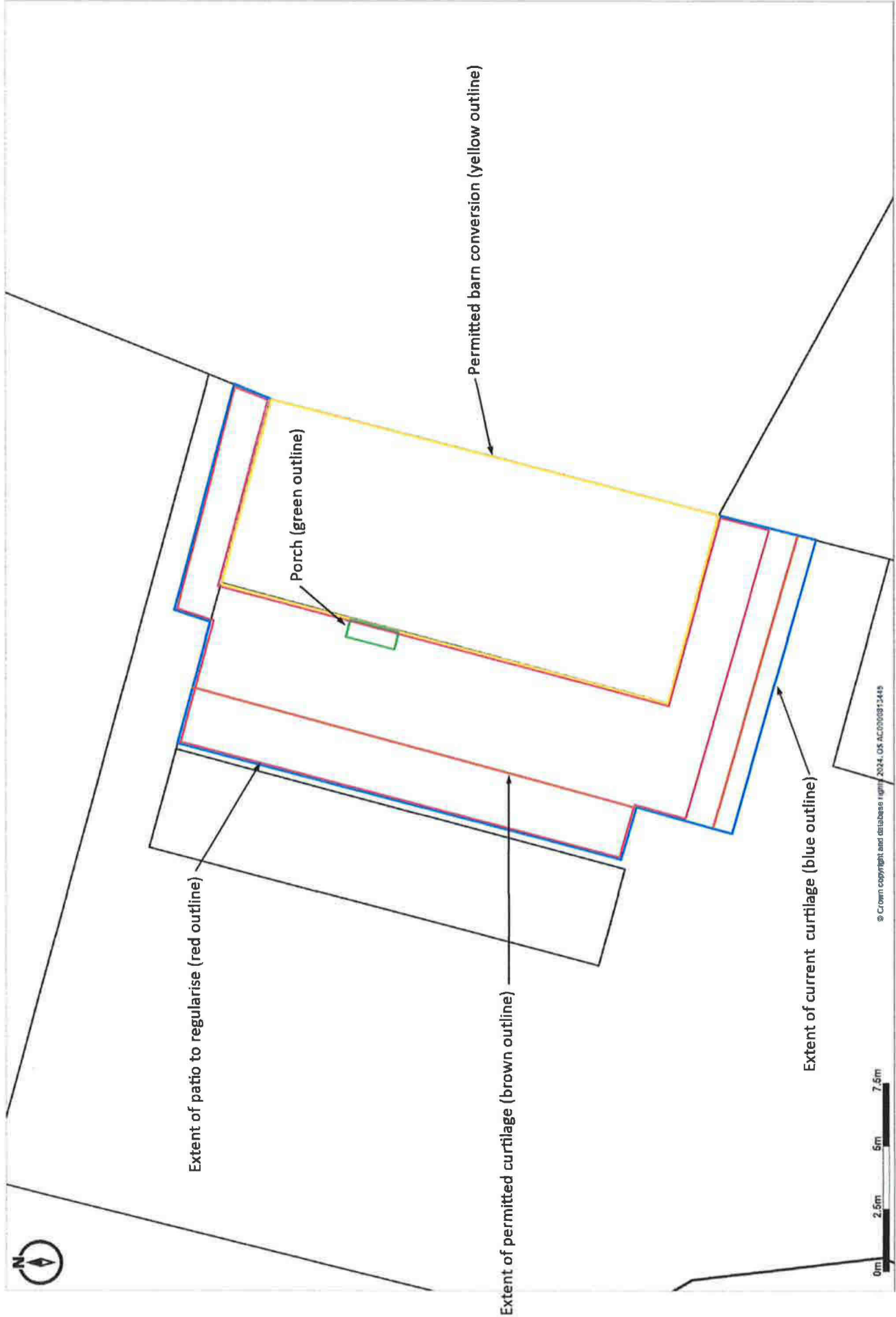




Exhibit 2

Photographs of barn circa 2015 prior to conversion showing variations in ground levels.





Exhibit 3

Photographs of Lean-to and Pole barn prior to conversion of the main barn and subsequent removal of these buildings.







Exhibit 4

Photographs taken on 7th November 2018 showing barn and porch.





Exhibit 5

Photograph of barn taken on 23rd February 2019 showing initial works to create patio base.

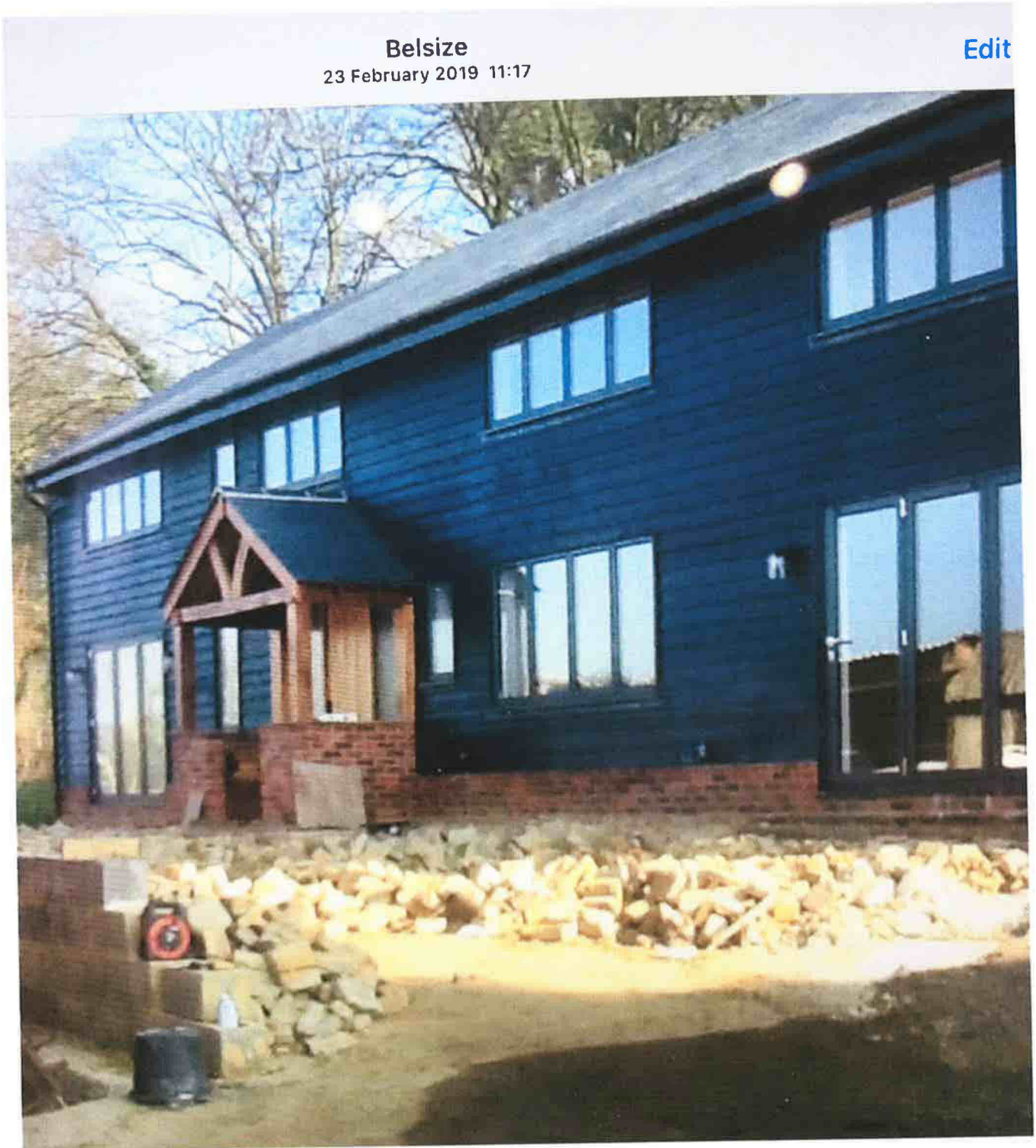




Photo of Barn Conversion Certificate of Completion of Work Dated 24th July 2019

**Three Rivers District Council**

On behalf of:  
Broxbourne Borough Council, East Hertfordshire District Council, Hertsmere Borough Council, North Hertfordshire District Council, Stevenage Borough Council and Welwyn Hatfield Borough Council

BUILDING ACT 1984  
THE BUILDING REGULATIONS 2010 (as amended)

**CERTIFICATE OF COMPLETION OF WORK**

**APPLICATION NUMBER:** 5559/18/FP

**DETAILS OF WORK:**

Barn conversion to 4 bed dwelling

**LOCATION OF BUILDING TO WHICH WORK RELATES:**

Dellfield Farm Plough Lane, Sarratt, Hertfordshire, WD3 4NL

**DEPOSIT OF PARTICULARS:**

Full Plans were deposited in respect of these works in accordance with the Building Regulations made under Section 1(3) of the Building Act 1984 on 07 February 2018

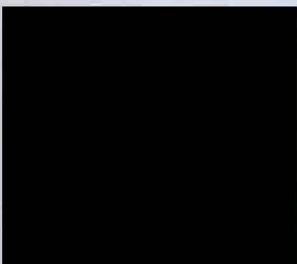
**COMPLETION DATE:** 24 July 2019

**COMPLIANCE WITH THE BUILDING REGULATIONS:**

This certificate shall be considered as evidence (but not conclusive evidence) that, insofar as the authority has been able to ascertain, the works comply with the substantive requirements of the Building Regulations.

**IMPORTANT: LIMITATIONS OF THIS CERTIFICATE**

This certificate only relates to the work described above and not in the case of extension or alteration or installation of fittings to any work carried out to which the Regulations did not on this occasion apply, e.g. to the existing building not affected by the extension or the work of repair or replacement of fittings, etc. and not any work carried out under a Government recognised Competent Person Scheme (e.g. replacement windows, electrical or gas installations, etc.). **Separate permission may be required under the Town and Country Planning Acts.**



Geof Muggeridge  
Director of Community and Environmental Services

Certificate issued by Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, WD3 1RL

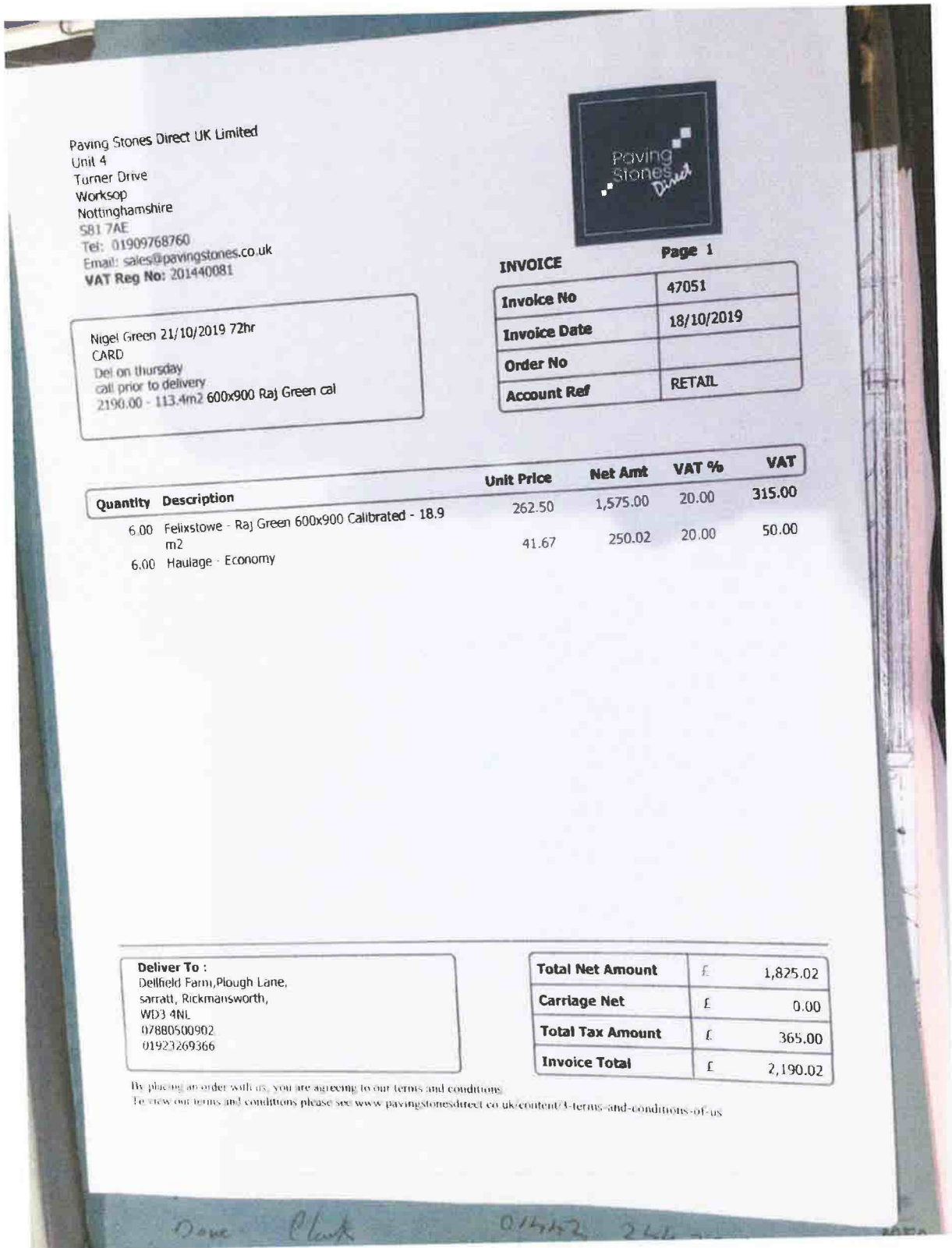
24 July





Exhibit 7

Photo of Invoice for patio slabs dated 21st October 2019. Slabs delivered to site on the 24th October 2019.



Paving Stones Direct UK Limited  
 Unit 4  
 Turner Drive  
 Worksop  
 Nottinghamshire  
 S81 7AE  
 Tel: 01909768760  
 Email: sales@pavingstones.co.uk  
 VAT Reg No: 201440081



**INVOICE** Page 1

Invoice No	47051
Invoice Date	18/10/2019
Order No	
Account Ref	RETAIL

Nigel Green 21/10/2019 72hr  
 CARD  
 Del on thursday  
 call prior to delivery:  
 2190.00 - 113.4m<sup>2</sup> 600x900 Raj Green cal

Quantity	Description	Unit Price	Net Amt	VAT %	VAT
6.00	Felixstowe - Raj Green 600x900 Calibrated - 18.9 m <sup>2</sup>	262.50	1,575.00	20.00	315.00
6.00	Haulage - Economy	41.67	250.02	20.00	50.00

**Deliver To :**  
 Dellfield Farm, Plough Lane,  
 Sarratt, Rickmansworth,  
 WD3 4NL  
 07880500902  
 01923269366

<b>Total Net Amount</b>	£	1,825.02
<b>Carriage Net</b>	£	0.00
<b>Total Tax Amount</b>	£	365.00
<b>Invoice Total</b>	£	2,190.02

By placing an order with us, you are agreeing to our terms and conditions.  
 To view our terms and conditions please see [www.pavingstonesdirect.co.uk/content/3-terms-and-conditions-of-us](http://www.pavingstonesdirect.co.uk/content/3-terms-and-conditions-of-us)

*Done Plank 01/10/2019 24/10/2019*

