

North Somerset Council  
Town Hall  
Walliscote  
Grove Road  
Weston-super-Mare  
BS23 1UJ

Our Ref: PR02161  
8 March 2024

Dear Sir/Madam,

**TOWN & COUNTRY PLANNING ACT 1990: SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991 TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND) 2015**

**APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE**

**WEBBSBROOK HOUSE SILVER STREET WRINGTON BRISTOL BS40 5QL**

This application is submitted on behalf of DDS Ltd to seek a Lawful Development Certificate to confirm that the material operations undertaken prior to 20<sup>th</sup> April 2021 in association with planning permission 17/P/5287/FUL constitute a lawful material start and accordingly, the planning permission remains extant.

Planning permission 17/P/5287/FUL for 'Erection of two storey dwelling accessed via existing vehicle access, with associated car parking and garden area' was granted on 20<sup>th</sup> April 2018 subject to conditions, which included a three year timescale for implementation (Condition 1).

The material operations that have been carried out comprise the following works which were completed on 19<sup>th</sup> April 2021.

- Tree Protection Zone fence erected.
- Closeboard fence erected to create new boundary.
- Pointing of boundary stone walls.
- New house, driveway and boundary of site pegged out.
- Site levels taken and temporary datum point established.
- Removal of the Laurel Hedge

All the pre-commencement conditions have been discharged and implemented where appropriate. Also, the council's CIL department was notified of the commencement and issued the demand notice which the applicant paid in full on the 18<sup>th</sup> June 2021.

The date of the works is evidenced by a Statutory Declaration provided by Richard Horsham.

**Webbsbrook House, Silver Street, Wroughton, BS40 5QL**  
**Lawful Implementation**

We trust the information set out in this letter and the evidence submitted demonstrates that the material operations constitute a lawful material start in association with the planning approval and the permission can therefore be fully implemented at any time in the future.

Yours faithfully

**Stokes Morgan Planning Ltd**