

Helen Barrington  
20 Station Road  
Biggar  
ML12 6JN

028/04/24

Dear Sir/Madam

I am writing to let you know more detail regarding my application for planning permission at 20 Station Road.

The alteration works carried out on the outbuildings was completed in 2021 to convert an unused neglected outbuilding into a new purposeful space.

The self contained building is currently being used for a small part of the year as a photography studio by myself (professional photographer) for product photography and also to let out to 2 guests for short visits (normally a 2 night stay) to Biggar for some of the year. I have looked at my bookings over the last year, the occupancy has amounted to half the year. I also use the property for visits by family and friends.

The whole property was originally Biggar's Station Hotel, built in the 1880's and is a large house and garden now divided into 2 separate properties. The majority of guests visit for 2 nights to attend local weddings mainly at Cornhill Castle, or to visit family locally. Biggar does not have many establishments with rooms, there is only the Crown and Kirkstyle in Biggar itself.

The studio is not visible from the main road and is discreetly tucked away in a large garden. There is a large private driveway with enough parking for 6 cars. There is only one car in the household. No alteration to the driveways has been required.

As mentioned in my application I would like to be able to accommodate 2 guests on a short term let basis. I work full time at Wishaw University Hospital as a Medical Photographer and manage the studio cleaning/setting up myself. The occupancy level is only at half of the year due to the need for me to block out a day either side to enable me to clean and prepare the studio, it is therefore not possible for me to take on levels of full occupancy. In the winter on average there is one booking a week with more during the summer months.

Please advise if you require any other documents or information.

Your faithfully,

Helen Barrington