Development Management
Economic Development and Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Spruce Town Planning Ltd
Office 9 Fleming Court Business Centre
Leigh Road
Eastleigh
Hampshire
SO50 9PD

Tel: [redacted]

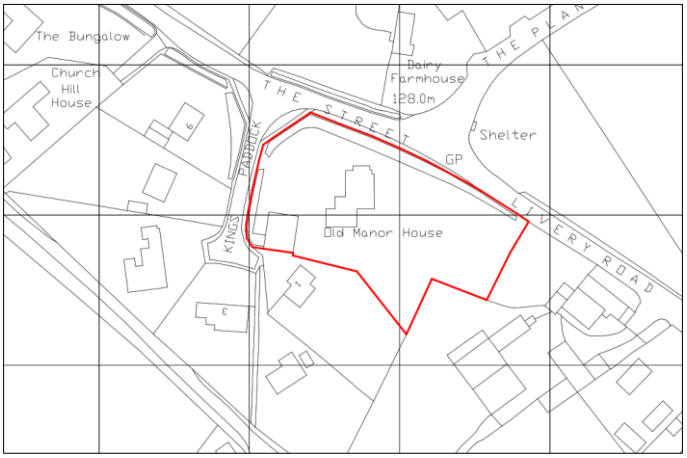
Date: 2nd October 2023
Our Reference: 1536

Dear Sir\Madam

RE: THE OLD MANOR HOUSE, WINTERSLOW

Please find the enclosed application for a certificate of lawfulness of existing use or development to confirm that the alterations made to the outbuilding at the above site are lawful.

The application site is a residential property situated on the corner of The Street and Kings Paddock. The Old Manor House is a listed building that sits centrally within the plot and is surrounded by garden. At the south west corner of the site and to the front of the main house is a two storey ancillary building finished in timber with a tiled roof.



Location Plan

The ancillary building is a modern structure and is not a curtilage listed building.

Prior to 2013 the ancillary building had a single storey of accommodation and is understood to have been used as a garage/workshop. In 2013 planning permission was granted, under application no.13/06329/FUL for *'conversion and alterations to existing garage and workshop to provide first floor*

home office & games room accommodation. Install new gates to existing entrance'. As approved the plans showed the altered building as having an open plan games room at first floor.

The building was altered in 2014. The exterior of the building appears largely as it was approved to be converted, save for some changes to the windows, but at first floor level the accommodation was split into multiple rooms, and with changes to the ground floor layout also. The accommodation has subsequently been used as ancillary accommodation to the main house, both as guest accommodation and as extra living space. The applicants and their family also used the space whilst refurbishing the main house (for which a separate planning permission and listed building consent had been given).

Attached with this application area signed letters from the owners of the site who have lived and owned at the property since 2010. Together those letters confirm that the building was finished in its current configuration more than four years ago.

We consider that the sum of the works is that what was built on the site was not an implementation of application ref. 13/06329/FUL but was instead a materially different scheme of works. As the building works were finished in their current configuration more than four years ago the development is therefore immune from enforcement action in accordance with section 171B of the Town and Country Planning Act 1990 as amended.

We trust that this letter and the enclosed documents will be sufficient to enable you to issue the certificate of lawfulness but if any further information is required or you have any queries then please let us know.

Yours faithfully

[redacted]

Matthew Holmes BA (Hons) MA MRTPI, Director