Wiltshire Council

The Town and Country Planning Act 1990

Certificate of Lawful Use or Development - Existing Use or Development

Application Reference Number: PL/2023/02009

Decision Date: 10 May 2023

Applicant:	Mr & Mrs White C/o Webbpaton, The Dairy , Hook, Royal Wootton Bassett, SN4 8EF
Particulars of Development:	Certificate of lawfulness for existing use of 2 holiday accommodation units as 2 independent residential units
At:	Badger Sett and Owl House, Broad Hinton, Wilts, SN4 9NR

Wiltshire Council hereby certify that on the operative date shown below the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this certificate would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reasons (contained in the informative):

Conditions: (1)

1 Based on the evidence submitted, and on the balance of probability, it is concluded that the units which are the subject of this certificate have been in use as a permanent dwelling for a period in excess of ten years.

Parvis Khansari - **Corporate Director, Place**

Notes -

1. This Certificate is issued solely for the purpose of Section 191 of the Town & Country Planning Act 1990 (as amended).

2. It certifies that the use or development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This Certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the Certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended. This states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operations begun in any manner relevant to determining such lawfulness.