

PLANNING STATEMENT

in support of

CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OF DEVELOPMENT

at

THE TRACTOR SHED, INGLESIDE, HOLT

Prepared by

ATELIER 17 LTD



Rev -

May 2026

Planning Statement: Certificate of Lawfulness (Existing)

Site: The Tractor Shed, Ingleside, Holt, Wiltshire **Proposal:** Application for a Certificate of Lawfulness to confirm the completion of a Class Q conversion within the required three-year statutory period. **Reference:** 20/07474/PNCOU

1. Introduction

This statement has been prepared in support of an application for a **Certificate of Lawfulness for an Existing Use or Development (CLEUD)**. The purpose of this application is to formally confirm that the conversion of 'The Tractor Shed' from an agricultural building to a C3 dwellinghouse was substantially completed in accordance with the prior approval granted under reference **20/07474/PNCOU**.

2. Planning History & Legislative Context

Prior Approval was granted by Wiltshire Council on **13th October 2020** under the provisions of **Class Q, Part 3, Schedule 2** of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Under Condition **Q.2 (3)** of the GPDO:

"Development under Class Q is permitted subject to the condition that development under Class Q(a) and (b) must be completed within a period of 3 years starting with the prior approval date."

The objective of this application is to demonstrate, through a balance of probabilities, that the development was "completed" within this three-year window.

3. Evidence of Completion

To satisfy the requirements of the CLEUD, the following evidence is submitted to prove the building was functionally habitable and the conversion finished prior to the expiration date of **13th October 2023**:

- **Building Regulations Final Certificate:** Issued by Spire Building Control Services on **16th June 2022**, confirming the works meet all safety and habitability standards. (appendix 1)
- **Photographic Evidence:** Internal and external photographs taken by Atelier 17 Ltd on **9th February 2023** showing the finished state of the dwelling, including installed kitchens, bathrooms, and external finishes as per the approved plans.

4. Assessment

The evidence provided demonstrates that the transition from an agricultural "Tractor Shed" to a residential dwelling occurred within the lawful timeframe. The works carried out strictly adhere to the scope of the "Prior Approval" 20/07474/PNCOU, including the external dimensions and window placements.

There has been no material change to the building's footprint or height beyond what was permitted, and the residential use has been continuous since the point of completion.

5. Conclusion

In light of the provided documentation, it is clear that the development was completed in accordance with the statutory requirements of Class Q. We respectfully request that the Council issues a Certificate of Lawfulness to provide the applicant with formal certainty regarding the status of the dwelling.

Building Control Completion Certificate



Spire Building Control Services Ltd Approved Inspectors

Section 51 of the Building Act 1984 ("the Act")
The Building (Approved Inspectors etc.) Regulations 2010 ("the 2010 Regulations")

FINAL CERTIFICATE

To: **Wiltshire Council**

Local
Authority
Reference:
AUTO

Approved Inspector
Reference:
7456/2020

Date:
16/06/2022

1. This certificate relates to the following work:

(Excluding works carried out under the MHCLG Government Competent Persons Scheme (CPS))
Conversion of existing outbuilding into a dwelling at:

**Ingleside
Station Road
Holt
Trowbridge
Wiltshire
BA14 6QD**

2. The Approved Inspector in relation to the work is:

Spire Building Control Services Ltd
Suite 5, Technology House, Unit 10 High Post Business Park, Salisbury, Wiltshire, SP4 6AT
Telephone No. 01722 349500.

3. Subject to what is said in paragraph 4 below, the work described above has been completed and I have performed the functions assigned to me by regulation 8 of the 2010 Regulations.
4. Final certificates have now been issued in respect of all / part of the work described in the Initial Notice referred to in paragraph 1 above issued on **12/11/2020**.
5. Copies of the notice of approval and of a declaration of insurance relevant to the work described in this notice are on the register kept by the body designated under regulation 3 of the 2010 Regulations.
6. The work is **not minor work**. 'Minor Work' has the meaning given in regulation 9(5) of the 2010 Regulations.
7. We, Spire Building Control Services Ltd Approved Inspectors, declare that we have not had any financial or professional interest in the work described. Financial or professional interest has the meaning given in regulation 9 of the 2010 Regulations.
8. This certificate is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.

Vaughn M Riddick MRICS C.Build E FCABE
Director

Spire Building Control Services Ltd
Approved Inspectors



Spire Building Control Services Ltd
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Registered in England and Wales number: 7488798
VAT Registration number: 117727312



Approved Inspector
Registration No 155

Completion Photographs



