

Planning Department  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
BA14 8JN

26<sup>th</sup> June 2026

Dear Sir/Madam,

**Lawful Development Certificate of Existing Development**

**At: Coombe Farm, Kings Drive, Stitchcombe, SN8 2EU**

**Introduction**

This Lawful Development Certificate has been submitted to Wiltshire Council to seek confirmation that planning application PL/2025/06883 has been lawfully implemented due to a material operation on site having commenced prior to the expiry of the planning permission.

Section 56(4) of the Town and Country Planning Act 1990, states the definition of undertaking a ‘material operation’ at the site which would then constitute commencing the development on site,

“(4) in subsection (2) “material operation” means –

- (a) Any work of construction in the course of the erection of a building;*
- (aa) any work of demolition of a building;*
- (b) The digging of a trench which is to contain the foundations, or part of the foundations of a building;*
- (c) The laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);*
- (d) Any operation in the course of laying out or constructing a road or part of a road;*
- (e) Any change in the use of any land which constitutes material development”.*

Planning application PL/2025/06883 was approved on the 16<sup>th</sup> January 2026 and permitted,

*“x1 proposed self-build dwelling (Use Class C3), Conversion and alteration of existing farmhouse into annexe, demolition of the modern farm buildings, erection of garaging and ancillary buildings, tennis court, hard and soft landscaping and associated works”.*

Thirteen conditions were attached to the consent, two of which (conditions 3 and 6) were pre-commencement conditions. These were discharged on the 17<sup>th</sup> June 2026 (Application Reference PL/2026/02041).

### **Material Commencement of Development**

The Applicant has commenced work on site as the photos take on the 19<sup>th</sup> June 2026 demonstrate. Agricultural barns 2, 4 and 5 have been demolished and it is therefore considered that the operations that have commenced at the site constitute a material start on site under criterion (aa) set out above, *“Any work of demolition of a building”*.



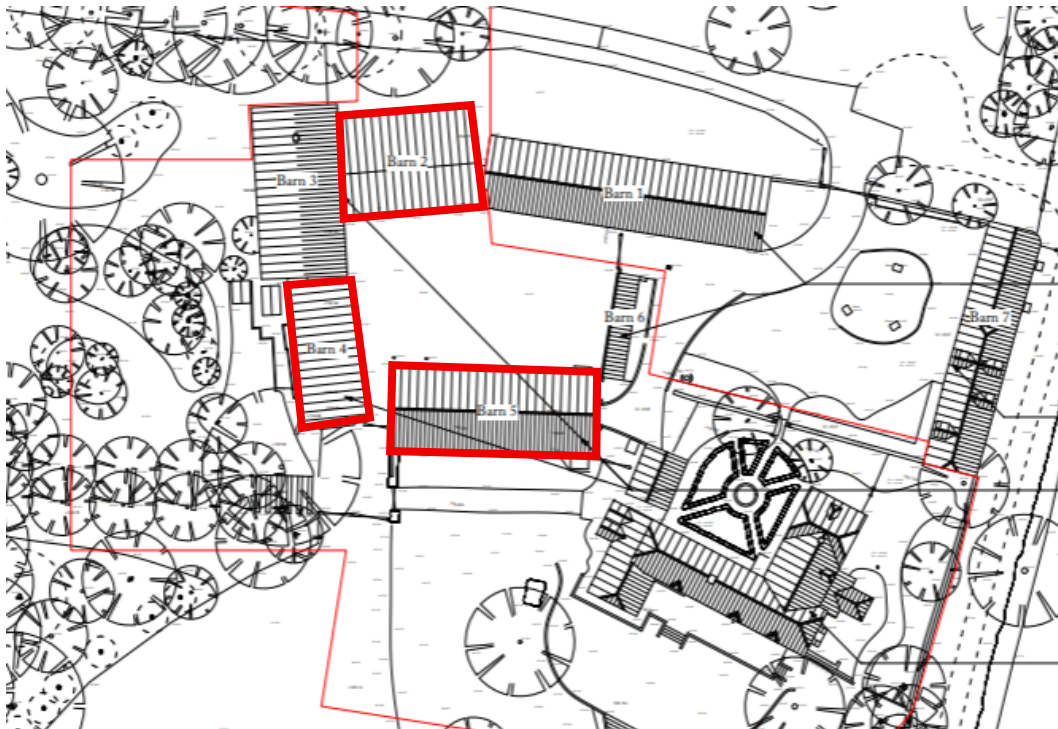


*Figure 1: Block plan showing which barns have been demolished*

## **Conclusion**

I trust that the enclosed information is sufficient to confirm that a material start has been made on site and there is sufficient evidence to show the Planning Permission has been implemented when regard is given to Section 56(4) of the TCPA 1990.

If you require any further information, please do let me know.

Yours faithfully

*Zoe Wilkinson*

**Zoe Wilkinson BSc (Hons) MSc MRTPI**

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