

Our Ref: MP/210620
Planning Portal Ref: PP-15080411



14th July 2026

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

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Certificate of Lawful Development to establish that work has commenced within 3 years, in accordance with Condition No. 1 of Planning Permission PL/2023/02149.

At: Dutch barn to the west of Knighton House, Ramsbury, Wiltshire, SN8 2QB

Fowler Architecture & Planning Ltd have been instructed by Mr. & Mrs. H Mackenzie-Smith to submit an application to Wiltshire Council in respect of the above.

The application has been submitted via the Planning Portal and comprises:

- Completed Application Form;
- Validation Checklist;
- Location Plan at 1:1250 (A3);
- A copy of the original Decision Notice (Ref. PL/2023/02149);
- Photographs of work on-site; and,
- Invoice from AG Builders dated 19th May 2026.

The Planning Application Fee of £618 has been settled via the Planning Portal.

Supporting Statement

Proposal

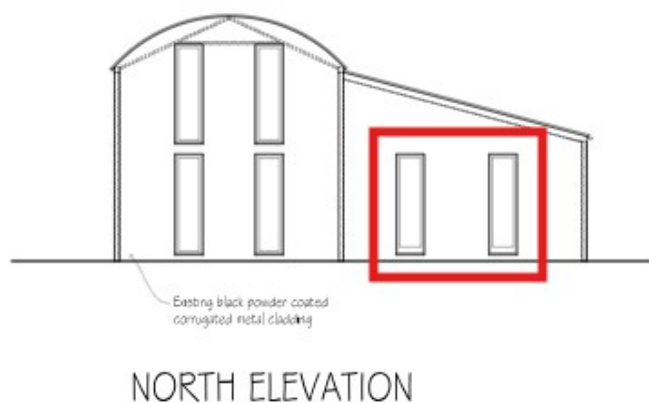
This application seeks from Wiltshire Council the grant of a certificate of lawfulness to confirm that full planning permission PL/2023/02149 was lawfully implemented in compliance with condition no. 1 of the approved planning application.

Conditions

There were only two conditions attached to the decision notice, and neither of these needed to be formally discharged by the Council, prior to development commencing on site.

Initiation of Development

Between the 07th April 2026 and the 15th May 2026 (so, prior to the three year expiration date), two windows were installed on the northern elevation of the dutch barn, consistent with what was approved by the Council under Application No. PL/2023/02149 (see images below).



Windows on northern elevation – approved plan (extract (left))
and openings created prior to windows being installed (right)

The works that have been undertaken are considered to fall within the definition of development.

The installation of two large windows, is a building operation that materially affects the external appearance of the building - having regard to Section 55 of the Town & Country Planning Act 1990. Indeed, the insertion of windows is an operation that 'would normally be undertaken by a person carrying on business as a builder', as was the case in this instance (AG Builders).

Clearly the insertion of windows materially affects the external appearance of the building, not least because this side of the barn was previously devoid of any openings.

Photographic evidence accompanies the application, as does an invoice from AG Builders, which confirms that the works were undertaken prior to the three year expiry date, as required by condition no. 1 of Planning Permission No. PL/2023/02149.

CIL

This form of development is not CIL liable.

We would be grateful if you would confirm by means of approval and issuing a Certificate of Lawfulness (Existing), that the development permitted by the above-named Full Planning Permission has been initiated for the purposes of section 56 of the Town and Country Planning Act 1990.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Mark Pettitt

Mark Pettitt BA(Hons) MRTPI
Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Applicants