

08 July 2026

(Submitted online via the Planning Portal)

Dear Sir/Madam,

LAWFUL DEVELOPMENT CERTIFICATE – EXISTING USE OR DEVELOPMENT

APPLICANT: H. EDWARDS

SITE: WINGFIELD COURT, ARNOLDS HILL, WINGFIELD, BA14 9LB

PLANNING PORTAL REFERENCE: PP-14930888

I have been instructed by H Edwards, the owner of the above property, to prepare and apply via the planning portal for the above development under Section 191 of the Town and Country Planning Act 1990.

This letter should be read in conjunction with the following plans:

- Location Plan (Drawing reference 26-1116-LOC1)
- Existing Site Plan (Drawing reference 26-1116-100-A)
- Existing Link and Pool Plans (Drawing reference 26-1116-101)
- Existing Link and Pool Elevations (Drawing reference 26-1116-102)
- Existing Tennis Court Plans and Elevations (Drawing reference 26-1116-103)

Section 191 of the Town and Country Planning Act 1990 enables an application to be made for a Certificate of Lawfulness to establish that existing development is lawful. This application seeks to demonstrate, on the balance of probabilities, that the conservatory link and tennis court, together with their associated operational development, became lawful through the passage of time because the relevant enforcement period expired before the legislative changes introduced in April 2024.

Accordingly, the relevant period over which the development must be shown to have been substantially completed is between April 2010 and April 2014. As both elements of development were completed before the commencement of the changes to enforcement time limits introduced by the Levelling-up and Regeneration Act 2023 (which came into force in April 2024), the previous four-year immunity period continues to apply.

The works subject of this LDC are:

- 1) Conservatory link connecting to the house to the indoor swimming pool (residential extension/alterations)
- 2) Installation of a tennis court with fence and associated engineering works (operations within the curtilage of the dwelling)

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The evidence submitted to corroborate the application is as follows:

- Google Earth Aerial imagery from 2014 onwards
- Contractor invoices
- Site Photographs

The following sections provide more detailed background and evidence in support of the application. The separate elements of the application are detailed on the accompanying location and block plan.

The house was purchased by the current owner at the end of 2008. Extensive renovations and alterations were undertaken in the years afterwards and planning was granted for works to the access and driveway (W/09/01153/FUL).

Lawful development certificates were also granted for the garage and the enclosure of the existing swimming pool. (W/09/02381/CLP and W/09/01338/CLP). The tennis court and conservatory link did not form part of either LDC or planning application so this LDC is submitted to ensure there is no dispute to the fact they are now lawful additions to Wingfield Court.

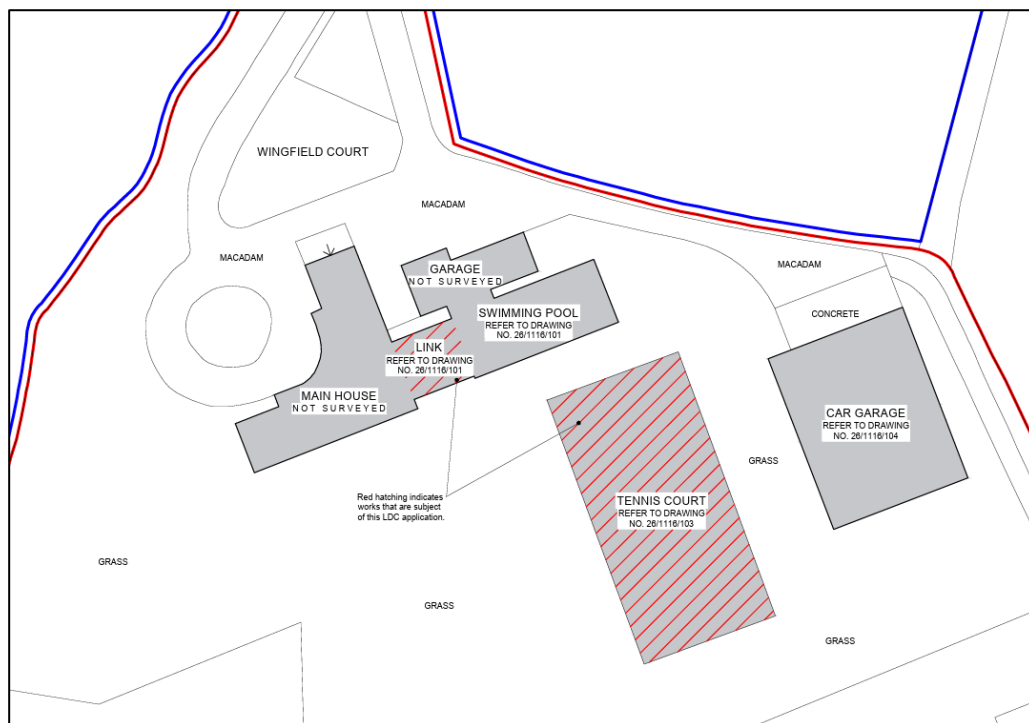


Figure 1: Site Plan highlighting two elements subject of this LDC in red

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The application from 2009 (W/09/01153/FUL) confirms the extent of the residential curtilage (shown in red below). No work has been undertaken outside of the defined curtilage so there is no issue in this regard.



1) Conservatory link



The conservatory is a single-storey glazed link connecting the main house with the swimming pool building. The aerial photographs included at Appendix 1 confirm the link was erected before April 2014.

In addition to the aerial photographs, an invoice is included from Pick Everard which includes for the structural design of the conservatory and swimming pool building. This invoice is dated 2009 prior to the work being carried out.

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Set out below is a photograph from Christmas Day 2010 which was taken from within the conservatory link building (looking out towards the tennis court). Snow is visible on the ground along with Christmas decorations in the window.



It is clear from the photographic evidence that the conservatory link has been in place for at least 16 years. It therefore benefits from immunity from enforcement.

2) Tennis court (with fence and associated engineering operations)



Similarly, the aerial photographs show the tennis court and fencing in place in April 2014. In addition, I include an invoice which shows the invoice for the installation of the court which is dated 2010.

Along with the photograph on the page above, the photograph below is also from Christmas Day 2010 and confirms the tennis court had indeed been installed by the 25th December 2010, further corroborating the invoices that were paid in 2009.



Taken together, the evidence demonstrates, on the balance of probabilities, that both elements of development had been substantially completed before April 2014.

Conclusion

In conclusion, this application is supported by unambiguous evidence in the form of photographic and aerial images which demonstrates, on the balance of probabilities, that both the conservatory link and the tennis court (including associated engineering operations and fencing) were substantially completed by 25 December 2010 and have remained in situ continuously ever since.

Accordingly, the development became lawful through the passage of time under the previous four-year enforcement provisions and is now immune from enforcement action.

It is respectfully requested that Wiltshire Council grant this Certificate of Lawfulness without delay.

If you require any additional information or would like to arrange a site visit, please email me at [REDACTED] or call on the number below.

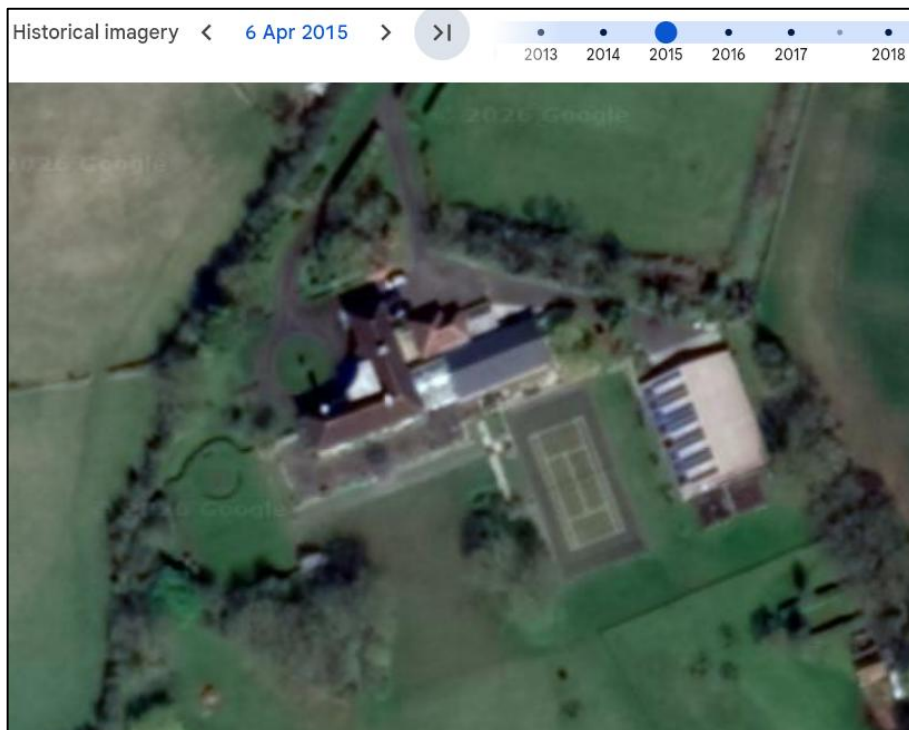
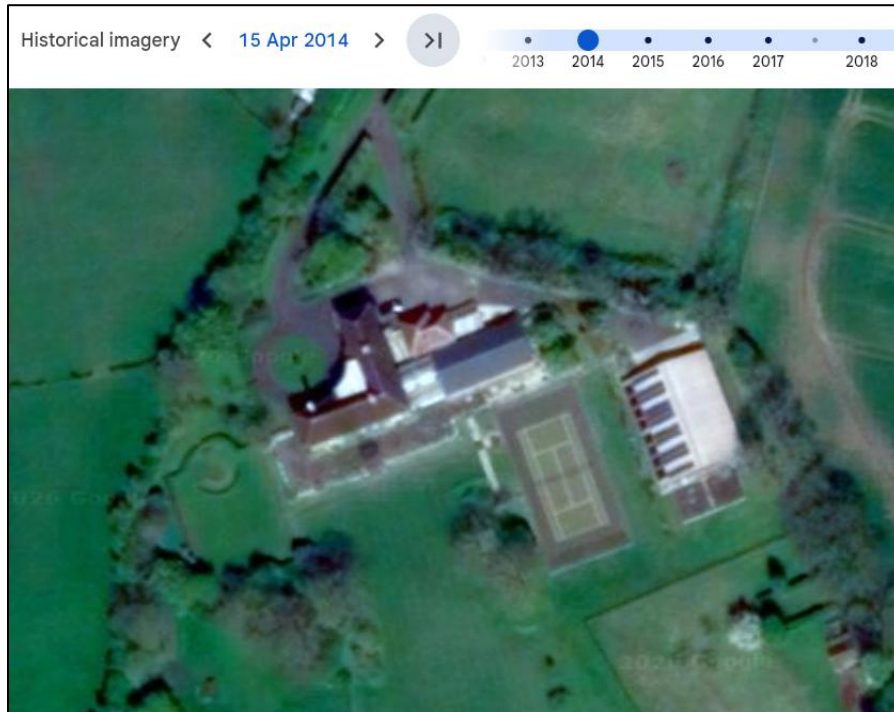
Yours sincerely,

[REDACTED]

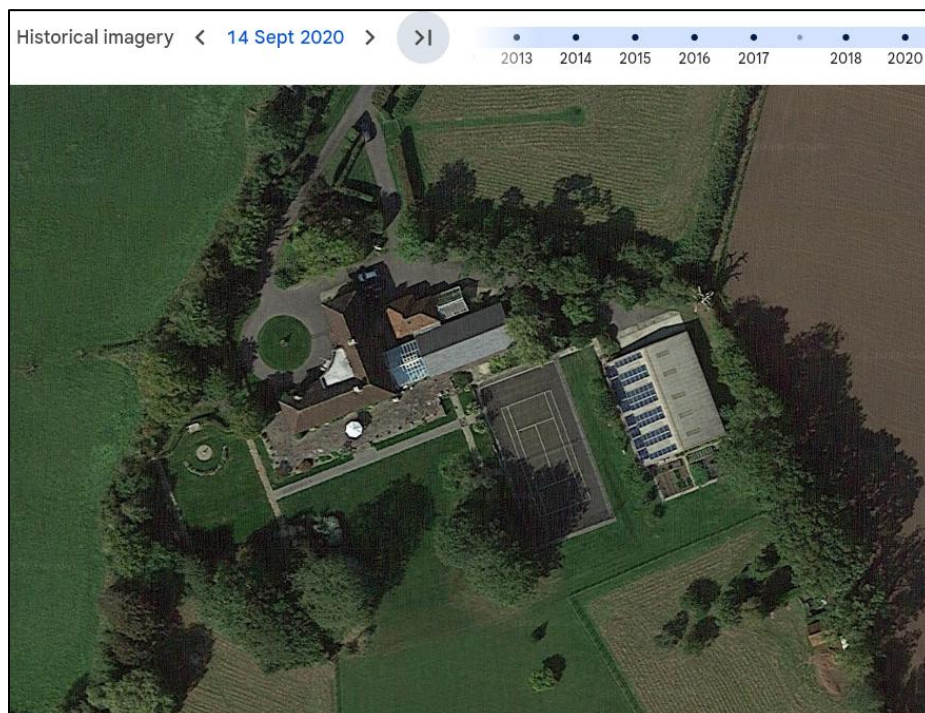
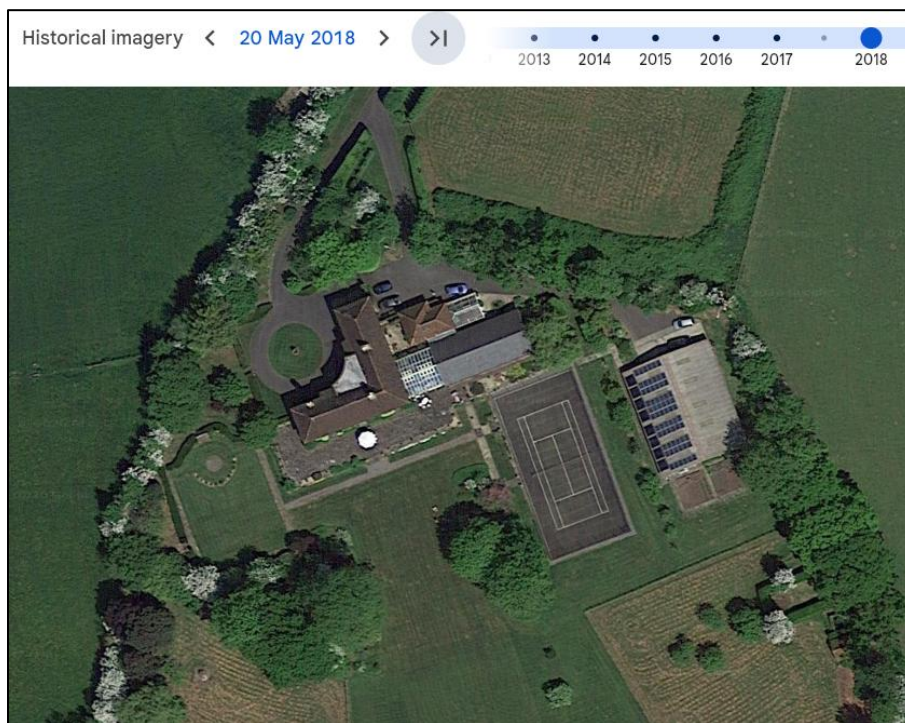
Charlotte Watkins BA Hons BTP MRTPI
Director – Chartered Town Planning Consultant
[REDACTED]

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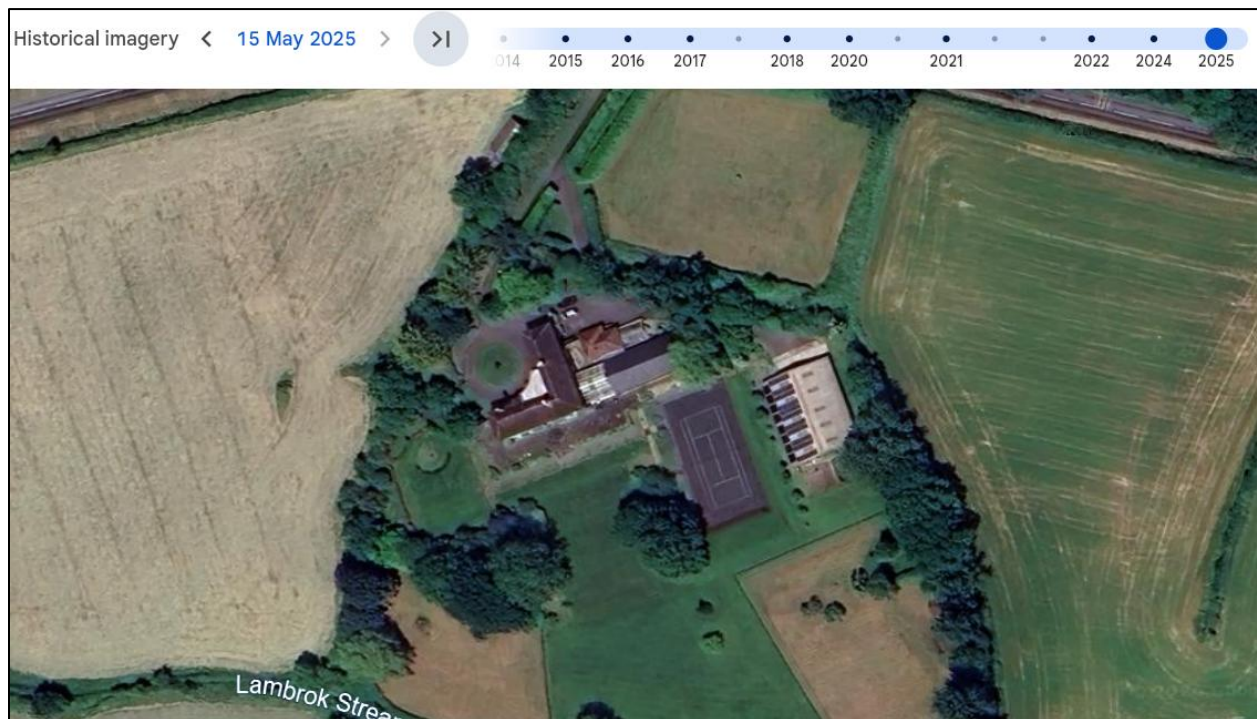
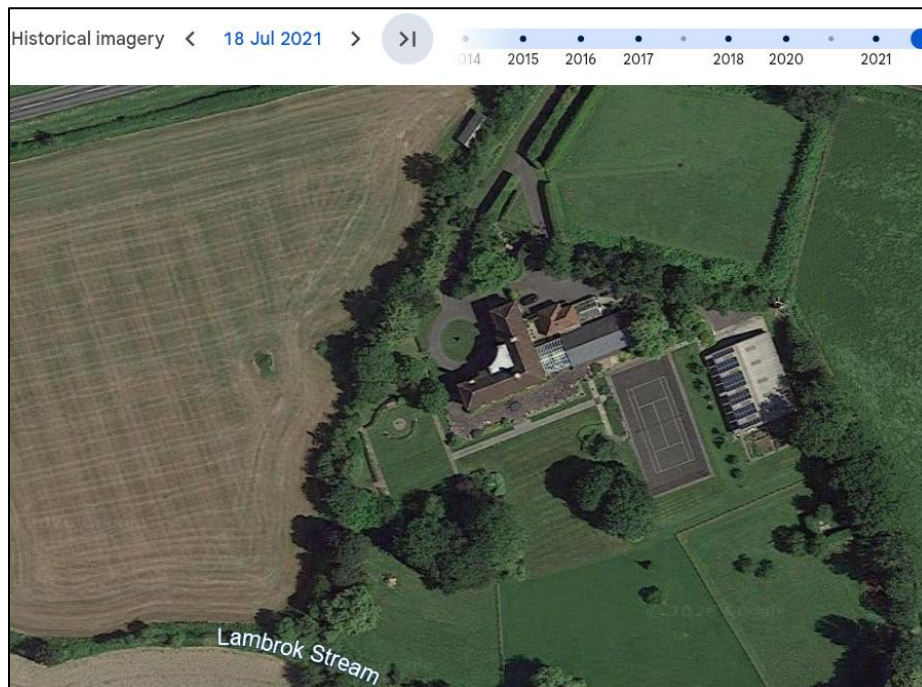
APPENDIX 1 – GOOGLE EARTH AERIAL IMAGERY



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Appendix 2 – Pick Everard Invoice

VAT Registration No.: Date & Tax Point: Invoice No.:	114-4985-65 26 November 2009 2E 1	Architects Consulting Engineers Project Managers Surveyors
PICK EVERARD		
Mr P Edwards c/o Mr D Stapleton Hugh Stapleton 96 Sydney Mews BATH BA2 4ED	3 The Crescent Taunton Somerset TA1 4EA Phone 01823 331117 Fax 01823 332198	
INVOICE		
Job No 081121 Arnolds Court, Wingfield, Trowbridge		
To undertake structural design of the foundations swimming pool enclosure and conservatory and review the structural design of the pool structure and enclosure superstructure. Including re-evaluation of the design in October 2009. All works undertaken between 20 April 2009 and 26 October 2009 and charged as PE letters dated 12 December 2008.		
Structural Engineers (R/JN/PJD/GJS/BJL)	<u>Hours</u> 39.70	
Technician (DP)	30.00	
Total excluding VAT		
Our Ref: JRBB/GJS/081121/1-4/1002	VAT @ 15.0% on	
Payment of this invoice is due on presentation.		
Partners: David Burton FICE FRIBuild Mike Steggall MICE FRIBuild Duncan Green MICE MCWEM Rod Burton MICE MCWEM MCAs MAPM Joanna Griffin-Shaw Dip Arch RIBA Nick Thomson MICE MCWEM Andrew Denalio MICE CRSE Alister Hamilton MRICS JCR David Hildreth Dip Arch RIBA Andy Atwood Dip Arch RIBA Partnership Accountant: Peter Chamberlain BA FCA		

Pd 5/3/10

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Appendix 3 – Tennis Court Installation Invoice

Courtstall SERVICES LTD							
Unit 1, Northavon Business Centre Dean Road, Yate, Bristol BS37 5NH							
Tel: +44(0) 1454 889944 Fax: +44(0) 1454 889945 email: info@courtstallservices.co.uk www.courtstallservices.co.uk							
MR P EDWARDS HILL HOUSE 255 TURLEIGH BRADFORD ON AVON WILTSHIRE BA15 2HG	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%;">Invoice No</td><td>260225</td></tr><tr><td>Invoice/Tax Date</td><td>24/06/2010</td></tr><tr><td>Account No</td><td>EDW004</td></tr></table>	Invoice No	260225	Invoice/Tax Date	24/06/2010	Account No	EDW004
Invoice No	260225						
Invoice/Tax Date	24/06/2010						
Account No	EDW004						
Invoice							
TO CARRY OUT THE INSTALLATION OF 1No. TENNIS COURT TO HAVE THE COURTSTALL CLASSIC SURFACE. CONTRACT PRICE - [REDACTED] CONTRACT COMPLETE - [REDACTED] LESS PREVIOUS INVOICE [REDACTED] VALUE OF THIS INVOICE [REDACTED]							
VAT Reg No: 639 6441 11							
Payment Terms: We would appreciate receiving payment by return.	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%;">Sub Total</td><td>[REDACTED]</td></tr><tr><td>VAT @ 17.5%</td><td>[REDACTED]</td></tr><tr><td>Total Due</td><td>[REDACTED]</td></tr></table> <i>Pd 30/6/10</i>	Sub Total	[REDACTED]	VAT @ 17.5%	[REDACTED]	Total Due	[REDACTED]
Sub Total	[REDACTED]						
VAT @ 17.5%	[REDACTED]						
Total Due	[REDACTED]						
Reg. No. 1866170 in England. Directors: E. Page, P. Dolan & J. Jones Reg. Office: Unit 15, Dean Court, Great Western Business Park, Yate, Bristol.							