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Trevor Prowse
Director of Community & Planning Services
Hinckley & Bosworth Borough Council
Argents Mead
Hinckley LE10 1BZ

DEVELOPMENT SERVICES
8 APR 2009
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Dear Mr Prowse

Certificate of Lawfulness for a separate dwelling.
Elm Barn Annexe, Stoke Lane, Higham on the Hill, Warks CV13 6ES
Mr & Mrs F Bliss

This letter supports the recent application for a Certificate of Lawful Existing Use. This relates to use as a single dwelling house, and under the terms of s.171B(2) of the Act the relevant qualification period for this is four years. The Elm Barn Annexe has been a separate dwelling from Elm Barn for twice this length of time.

The supporting evidence is presented in six ways, with the various elements of this confirming that Elm Barn Annexe has been a separate dwelling throughout the relevant period. This is the case even when the Annexe was being renovated and decorated and was not occupied by a tenant.

- Instruction to Letting Agents and confirmation of new tenancies;
- Letting Agents' rent Statements;
- Contractor Invoices & Landlord Gas Safety Records;
- HBBC Council tax correspondences;
- Landlord invoices to tenants for Gas & Electric;
- HBBC planning property search

In simple terms the Elm Barn Annexe has been let and occupied by tenants, as a separate dwelling, from February 2001 – end of October 2005 and mid August 2006 – to date. The property was unlet for a period in 2006 during which time it was refurbished and refurnished.

Instructions to Letting Agents and confirmation of new tenancies
This information is self explanatory. Formal Assured Shorthold tenancies.

Letting Agents' rent Statements
Sample extracts from records.

Contractor Invoices & Landlord Gas Safety Records

Records for all relevant years.

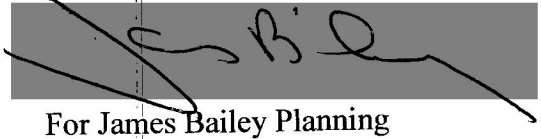
HBBC Council Tax correspondence
Sample correspondence enclosed, including reference to period when the property was not let. Reference to "empty property discount". Correspondence refers directly to Annexe as a separate address to Elm Barn occupied by Mr & Mrs Bliss.

Landlord invoices to tenants for Gas & Electric
These records are self explanatory.

HBBC planning property search.
This gives clear evidence that the Council is aware of this property as a separate dwelling with a separate address.

Please do not hesitate to let us know if you require any further information or explanation.

Yours sincerely



For James Bailey Planning
jim@jamesbaileyplanning.co.uk

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