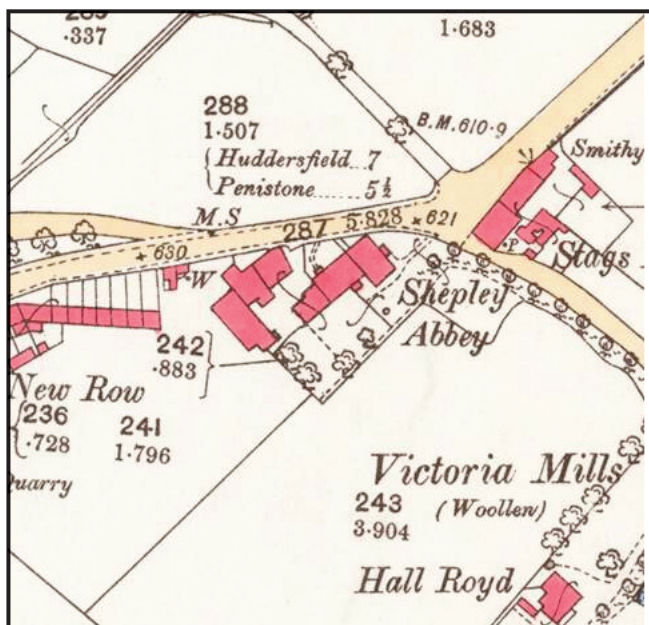


## Re Abbey Cottage, Abbey Road, Shepley HD8 8DY

We are writing to outline what we believe is important background in support of our planning application regarding the above property.

Abbey Cottage, as it has become known, is part of a larger collection of buildings known as Shepley Abbey. This collection of buildings and farmland was first referenced in documents of the Spencer Stanhope family of Cannon Hall in correspondence dated 1674. Being last mentioned in 1800. The collection of buildings is also clearly marked on the first ordnance survey maps of the area published in 1893. An extract is shown below.



Abbey Cottage is clearly identifiable and its size and location remains unchanged to this day. The use of Abbey Cottage has, we believe, been in the past a mix of farm workers accommodation and storage. In recent times the building has been used as storage. The building has been in Claire's family (The Fields) since the 1970s.

In 2015 substantial repair works were required to the roof of Abbey Cottage to prevent water ingress to an adjoining occupied residential property. As repairs continued it became clear that two of the

supporting walls would also need to be rebuilt. This work was carried out by a well respected local builder.

At the time we were advised, by the builder, that Planning Permission was not required for these works. Great care was taken to mark the stone work as it was removed in order to rebuild the walls as originally positioned. A new roof structure was built as the old timbers were beyond salvage. As many of the original roof tiles were re-used as was possible and salvaged tiles were locally sourced to make up the shortfall. There has been no extension of the building footprint but where appropriate modern methods of construction have been utilised in order to strengthen and preserve the structure. In doing so it was thought better to raise the roof by approx 18 inches - but to all intents and purposes it looks the same as it did.

We decided to investigate converting Abbey Cottage to allow Joy to move closer to us. Plans were prepared in late 2019 but no further action was taken as the Covid pandemic effectively stopped progress.

It became clear that Joy was in need of increasingly regular visits and care. The plans to convert Abbey Cottage were revisited and in January 2022 we were advised by the architect who had prepared the plans that planning consent would be required for the conversion to an annexe. On the advice of the architect, we appointed a planning consultant who recommended that we apply for a Certificate of Lawful Development in respect of the repair work already completed and then a full planning application in respect of the plans to convert the cottage for use as an annexe.

Unfortunately the Lawful Development Certificate was refused on what we can only describe as technical grounds. Time is now of the essence and we are keen to move on and hopefully be in a position to complete the works as quickly as possible so that Joy can move closer to us and enable us to give her the increasing care that she now requires.

Yours sincerely

John & Claire Clayton