Planning Services
Kirklees Metropolitan Council
PO Box 1720
Huddersfield
HD1 9EL

08 December 2025 Ref: 082001/L001

Dear Sir/Madam,

CRIMES HOUSE, FAR LANE, HEPWORTH, HD9 1RN - CERTIFICATE OF LAWFULNESS FOR EXISTING DEVELOPMENT

On behalf of Mr and Mrs Wilkinson (the Applicant), we seek the Council's confirmation, by way of a Lawful Development Certificate, that the erection of a single storey extension at Crimes House on Far Lane in Hepworth (as existing) is lawful. Further details are provided below.

Full planning permission was granted on 22 October 2010 for the erection of extensions, garage and stables at Crimes House (ref: 2010/62/91467/W1). The approved extensions comprised a single-storey side extension to the south east elevation of the dwelling and a two-storey rear extension to the south west elevation. Condition 2 required the development to be implemented in accordance with the approved plans.

The Applicant duly commenced building works and erected a garage and stables. The approved single-storey side extension was built at the same time, but to a different design to that shown on the approved plans. The approved two-storey rear extension has not been constructed. Copies of the planning approved elevations (ref: 2757(0-)04 Rev B) and the '*as built*' drawings (ref: 25159_AD 001) are enclosed to illustrate the change in the design and appearance of the side extension.

This application for a Lawful Development Certificate requests the Council's confirmation that the erection of the single-storey side extension is now lawful despite the conflict with Condition 2 of 2010/62/91467/W1.

A Certificate of Completion of Works is submitted in support of this application. This Certificate confirms that Building Regulations approval has been granted for the scope of works described on the Certificate, which include the construction of a '*porch'*. This porch comprises the single storey extension that has been constructed. The Certificate is dated 21 August 2013. The Building Regulations Certificate, therefore, provides reasonable evidence to confirm that the single-storey side extension has been present on site for a period in excess of 12 years.

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This timescale is corroborated by historical aerial imagery available online, which confirms that the single-storey side extension (and garages and stables) was not present in 2009, but had been completed by 2016.

Evidence, therefore, confirms that the Applicant secured planning permission in 2010 for a scheme of works to include a single-storey side extension. That consent was lawfully implemented and building works completed in 2013. Whilst the single-storey side extension was not built entirely in accordance with the approved plans, the extension was constructed over 12 years ago and, therefore, is now lawful and immune from enforcement action. The Council's confirmation of this is hereby requested through the issue of a Lawful Development Certificate.

We trust that you will find the application in order and that it can be validated and progressed without delay. However, please be in touch if you have any queries.

Yours faithfully,

Chris Smith
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