

Mr & Mrs Seamus Quinn
Shays Laith Farm
New Hey Road
Scammonden
Huddersfield
HD3 3FW

Planning Services
Kirklees Council
PO Box 1720
Huddersfield
HD1 9EL

27th July 2026

RE: Application for a Certificate of Lawfulness for an Existing Use or Development (CLEUD)

Property: Shays Laith Farm, New Hey Road, Scammonden, Huddersfield HD3 3FW

Proposal: Existing residential garage, domestic conservatory, and separate block of rebuilt stables.

Dear sirs,

I am writing as the owner of the above property to submit an application for a Certificate of Lawfulness for an Existing Use or Development (CLEUD) under Section 191 of the Town and Country Planning Act 1990.

This application seeks to certify that the residential garage, domestic conservatory, and separate block of rebuilt stables within the boundary of the property are entirely lawful. These structures have been completed, maintained, and used continuously for a period far exceeding the statutory immunity limits.

To assist the planning officer with the assessment, I provide the following chronological timeline and factual details regarding the site:

- **Property Ownership:** I have owned and occupied the property since 1981.
- **Construction Timeline:** The elements were completed by the following dates: residential garage (2001), domestic conservatory (1984 then updated 2008), and separate block of stables were fully completed and operational by 2009.
- **Continuous Use:** Since their completion nearly 20 years ago, all three structures have been used continuously and without any interruption. The garage and conservatory have been used strictly for domestic purposes ancillary to the main house. The rebuilt stable block has been used continuously with no period of abandonment or change of use.
- **Enforcement History:** To the best of my knowledge, no planning enforcement action, breach of condition notices, or stop notices have ever been issued or threatened by Kirklees Council regarding these structures.

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Supporting Evidence Provided:

As the primary evidence to support this application, I have attached a chronological document containing timestamped historical satellite imagery obtained via Google Earth Pro. These images clearly show the completed footprints of the garage, conservatory, and rebuilt stable block in the years 2003 and 2008, demonstrating that they have been in place continuously for nearly two decades.

Given that the structures have stood unchallenged well beyond the statutory immunity windows, they are immune from enforcement action. I respectfully request that the Certificate of Lawfulness be granted.

If you require any further information or wish to arrange a site visit, please do not hesitate to contact me.

Yours faithfully,

Seamus Quinn