

This note provides the grounds for granting a lawful development Certificate.

The planning history records that Mount Flagon was run as a guest house from the 1960's onwards. In 1985 the ground floor was converted to 3 holiday lets (Samson, Tean and Annet). The remainder of the guest house then consisted of a guest house and owners accommodation.

In 2006 a Certificate of Lawful use (Ref: P/06/036) was obtained for the use of the owners accommodation (now Bryher) as a separate residential C3 dwelling. That left the 'Guest house' section of the building as apparent from the certificate of lawful use as a self contained flat(Nornour). Unbeknownst to the current owner / occupiers of Nornour, no application for a material change of use from a guest house to a dwelling had been made.

The current owners of Nornour (Mr & Mrs Senior) wish to apply for a Lawful Development Certificate for residential use on the following grounds:

Mr and Mrs Senior purchased Nornour in Nov 2006 and have used it as their residential home continuously for the last 12½ years, being under the impression that Nornour had residential property status. We are now aware that this is not the case a therefore wish to apply for a lawful development certificate.

We attach the following evidence to support the continued use of Nornour as a residential property since 2006:

1. Copy of a Council Tax bill showing apportioned charges for the period 17/11/2006-31/3/2007
2. Copy of Council Tax bill 2010-11
3. Copy of Council Tax Bill 2012-13
4. Copy of Council Tax Bill 2015-16
5. Copy of Council Tax Bill 2016-17
6. Copy of Council Water rates Bill 2017-18
7. Copy of Council Tax Bill 2018-19
8. Copy of Council Tax Bill 2019-20

Signed

mf Senior 29-05-19,