

Exhibit 1 - Statutory Declaration

Cliff David McCloskey

Town and Country Planning Act 1990, Sections 191 and 192 (as amended)
Town and Country Planning (General Development Procedure) Order 1995: Article 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Applicant:

C. D. McCloskey
Foxgloves
Cleeve Lane
Ross-on-Wye
Herefordshire
HR9 7TB

Agent:

Date of application: 28th November 2007

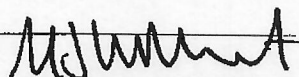
Application code: **DCSE2007/3681/U**

Grid ref: 59130,23482

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby certify that on 28th November 2007 the use described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

1. The Council is satisfied that the garage forms an annexe to the dwellinghouse and that a material change of use to a separate dwelling has not taken place.

Signed: _____



Team Leader - South
(Council's authorised officer)

On behalf of THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

Decision Date: 23rd January 2008

FIRST SCHEDULE:

Conversion of garage to self contained dependant annexe.

SECOND SCHEDULE:

Foxgloves, Cleeve Lane, Ross-on-Wye, Herefordshire, HR9 7TB

NOTES

- (a) This Certificate is issued solely for the purpose of Sections 191 of the Town and Country Planning Act 1990 (as amended).
- (b) It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- (c) This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- (d) The effect of this Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.