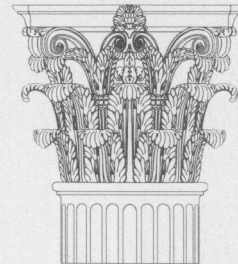


NICHOLAS KEEBLE ASSOCIATES
HISTORIC BUILDING & PLANNING CONSULTANTS
LITTLE MILL GLASBURY HEREFORD HR3 5LG

T 01497 84 71 71 E nk@nk-as.com
M 07777 60 57 95 W www.nk-as.com



Planning Department
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

3 April 2019

Dear Sir/Madam,

WELLBROOK BARN FARM, PETERCHURCH, HEREFORD HR2 0ST
MR M P FINCH & MISS T J SMITH

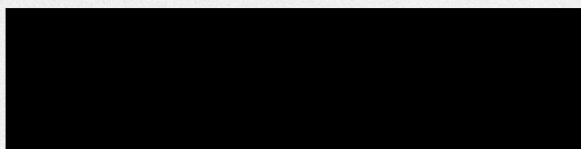
This is a letter to accompany the application Ref: **PP-07755554** to use the converted Coach House as ancillary accommodation for the Farmhouse.

Full Planning Permission was granted for the conversion of this building on 8th December 2015, **Ref: P152982/F** as a separate dwelling. However, due to the proximity of the buildings and outbuildings there is no intention to sell the Coach House as a separate unit, and so it would be more appropriate for it to be considered as accommodation ancillary to the Farmhouse.

For your information the Bat License requires the Coach House to be separated from the Farmhouse in a permanent manner until 2026, thus creating two separate buildings. It is likely this blocking will be opened up after 2026 when the terms of the Bat Licence have been fulfilled.

Please ask if you require any further information.

Yours faithfully,



Nicholas Keeble