

Ms Anne Tandy
Clerk To Frettenham Parish Council
48 Green Lane West
Rackheath
Norwich
NR13 6PG

The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
NR7 0WF

Tel
naomi.chamberlain@southnorfolkandbroadland.
gov.uk

Our ref : 2026/1640

7 October 2026

Dear Sir/Madam

Town and Country Planning Act 1990
Local Planning Authority Reference : 2026/1640
DCLG Reference 6016218,
Location : 26 Annexe Post Office Road Frettenham Norfolk NR12 7AB
Appeal By : Mr Martin Rooth

I am writing to advise you that there has been an Appeal against refusal of Lawful Cert., made to the Secretary of State against Broadland District Council regarding the Certificate of lawfulness existing for use of outbuilding as dwelling. The Councils reason for the decision was :

1. Insufficient evidence has been provided to support the applicant's assertion regarding the longevity of the use that is the subject of the application. On the balance of probability and based on the evidence submitted and its own records, the local planning authority does not accept that The Annexe has been occupied continuously as an independent residential dwelling for a period of at least 10 years.

This appeal is to be determined on the basis of an exchange of written statements submitted by both the appellant and the Council followed by a site visit by an inspector. The procedure to be followed is set out in Part 2 of the Town and Country planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal unless the representations are withdrawn before the deadline.

If you wish to comment, or modify / withdraw your previous representations you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. If you do not have access to the internet you can send your comments directly to The Planning Inspectorate, C/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN, quoting the appeal reference numbers 6016218. Please note that as this appeal relates to a Certificate of Lawfulness the planning merits of the development are not a consideration in this case.

You should submit your representations and they must be received **within five weeks from the start date of the appeal which was 30 September 2026** (ie by 4 November 2026).

Any representations submitted after the deadline will not usually be considered. The Planning Inspectorate does not acknowledge representations. If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the deadline.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal unless the representations are withdrawn before the deadline.

The appeal documents and decision (when issued) can be viewed at our offices, The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF, during office hours or via our website (<https://www.southnorfolkandbroadland.gov.uk>). The Inspector's decision (when issued) and information regarding the progress of the appeal can be accessed at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

You can get copies of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Yours faithfully

Naomi Chamberlain
Senior Planning Officer

