



The Planning Department
High Peak Borough Council
Buxton Town Hall
Buxton
SK17 6EL

8th November 2024

Dear Sirs

Certificate of Lawful Development- Exter House 12 Terrace Road Buxton
SK17 6DU

This application seeks to gain a certificate of lawfulness for 3 x existing dwellings at Exter House, 12 Terrace Road, Buxton SK17 6DU.

12 Terrace Road was originally constructed as a single semi detached dwelling house towards the end of the 19th Century.

When the current owner and applicant, Mr Busby, purchased the property in 2020 it was operating as 3 x apartments. Based on various forms of evidence (listed below and submitted as part of this application) we have reason to believe that the property has been operating continuously as 3 individual residential units for well in excess of 20 years and therefore request a Certificate of Lawfulness formally acknowledging this fact.

Evidence Enclosed

1. Statement of truth from Mrs Thomas-who owned the property between 2002 and 2020 (prior to Mr Busby) stating that the property was 3 dwellings for the duration of her ownership.



2. Statement of Truth from David Busby-who has owned the property since 2020 stating that the property was 3 dwellings when he purchased it in 2020.
3. Purchaser enquiry form dated 21.10.1981
 - Section 10)a)(i) of a purchaser enquiry form relating to this property dated 1981 states that the property was 'divided in to flats about 20 years ago' -i.e. around 1961
 - Section 12 (a)(i) references rateable values for 3 dwellings referred to as 'ground floor', 'first floor' and 'second floor'
4. Property Information Form and Fittings and Contents Form dated 02.11.2020
 - Clause 4.1a - This document confirms that the previous owners (Mr and Mrs Thomas) did not completed any material changes during their ownership
 - Clause 4.4 - confirms the previous owners (Mr and Mrs Thoams) were not aware of any planning breaches
 - Clause 13 "Location of Stopcock" refers to the three flats.
 - Fittings and Contents Form dated 02.11.2020
Clause 7 "Other Rooms" refers to Flat 2 and 3.
5. Screen shot of the existing council tax ratings showing 3 x separate ratings associated with the building

Flat 1 "Ground Floor Flat"

The ground floor flat was owner occupied -i.e. no tenancy agreement available

Please find enclosed:

1. Council tax bill dated 10.08.2002

The property is still listed on the VOA website and council tax continues to be paid for this property-see enclosed screen shot (item number 6 above)

2. EPC dated 2020
3. Utility bill dated 22.02.2003



Flat 2 “Middle Flat” “1st Floor Flat”

Please find enclosed:

1. Assured Shorthold Tenancy agreement dated 24.02.2005
2. Assured Shorthold Tenancy Agreement dated 25.10.2023
3. Council tax bill dated 26.07.2002

The property is still listed on the VOA website and council tax continues to be paid for this property-see enclosed screen shot (item number 6 above)

4. Gas safety certificated dated 12.06.2020
5. EPC dated 2022
6. Utility Bill

Flat 3 “Top Flat” “2nd Floor”

Flat 3 was occupied under a protected tenancy agreement when Mrs Thomas purchased the property in 2002 -the protected tenant passed away in 2016 and the property was re-let under an Assured Shorthold Tenancy agreement.

Please find enclosed:

1. Assured Shorthold Tenancy agreement dated 15.12.2016
2. Electrical Installation Condition Report dated 07.12.2016
3. Assured Shorthold Tenancy Agreement dated 30.10.2023
4. EPC dated 2016
5. The property is listed on the VOA website and council tax continues to be paid for this property-see enclosed screen shot (item number 6 above)



I trust the above/enclosed provides sufficient evidence to enable you to certify that the property is officially 3 separate residential units and has been for a significant period of time.

I respectfully request that all personal information (names, addresses etc) both within this cover letter and on the attachments are redacted before this application is published on the HPBC website.

Yours faithfully

Nicola Pearce MA Hons MSc MRICS