

IN THE MATTER OF AN APPLICATION FOR A CERTIFICATE OF LAWFULNESS UNDER
SECTION 191 TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

WITNESS STATEMENT OF
FRANÇOISE DIMSDALE

I, **FRANÇOISE DIMSDALE** of 12 Urwin Gardens, Cambridge CB2 0AP **WILL SAY** as follows:

1 INTRODUCTION

1.1 I make this witness statement in support of an application to North Herts Council (the "**Council**") pursuant to s.191 Town and Country Planning Act 1990 (as amended) for a Certificate of Lawful Use or Development (the "**Application**") in respect of Libre View, Nuthampstead, Royston, Hertfordshire SG8 8ND (the "**Property**") for: the use of the Property without compliance with condition 3 attached to planning permission ref: 1/457/82(277) dated 1 July 1982, the description of which is Outline application (siting, design, external appearance & landscaping reserved) for the erection of an agricultural workers' dwelling. Parts O.S. 95 & 96 (the "**Planning Permission**").

1.2 Condition 3 provides as follows:

"The occupation of the dwelling shall be limited solely to persons wholly employed or if no longer in full time employment last employed locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971 or similarly employed or last employed in forestry, and the dependents of such persons residing with them, or the widow or widower of such a person."

1.3 Use of the Property without compliance with condition 3 has taken place for a continuous and uninterrupted period in excess of 10 years.

1.4 Save where I have expressly indicated, the contents of this witness statement are within my direct knowledge.

2 DOCUMENTS

2.1 I have exhibited at to this witness statement the following documents:

2.1.1 Exhibit FD1 Copy of the Planning Permission;

2.1.2 Exhibit FD2 Assured Shorthold Tenancy Agreement for the Property dated 23 December 2014.

2.1.3 Exhibit FD3 Bank statements showing rent received from January 2023 to January 2025

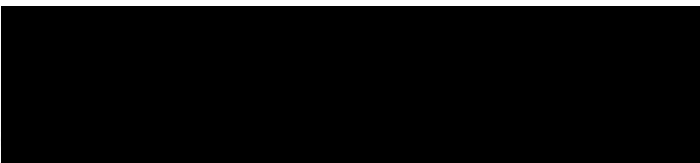
3 BACKGROUND, USE OF THE PROPERTY AND TIMELINE

- 3.1 My late husband Robert was the owner of the Property until his death in 2019. On his death, its ownership passed into the hands of his executors. It is currently owned by Irwin Mitchell Trustees Ltd, as trustee: they have applied to the Land Registry for first registration of the title. I am currently the life tenant of the trust but have been involved in the management of and rent collection for the Property for many years.
- 3.2 From the period 1994 to 2025, Amanda Harding resided at the Property. My late husband and then I have collected the rent from Amanda during that period. I have exhibited as FD3 bank statement showing regular rent payments received for the Property (as named in the transfers) for the period from January 2023 to January 2025, as the most recent evidence of rent paid over the period from 1994 to 2025.
- 3.3 To the best of my knowledge, Amanda Harding lived at the Property with her family, and, during their occupation, they were not supported by anyone who works in agriculture or forestry.
- 3.4 I am not aware of any steps being taken by the Council to enforce condition 3 since 2012.
- 3.5 I am therefore aware that the Property has been occupied for an uninterrupted and continuous period of at least 12 continuous years without compliance with condition 3 as set out at paragraph 1.2 above.

Dated this 3 day of October 2025

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

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FRANÇOISE DIMSDALE