

Peter Davies

From: Evolution [REDACTED]
Sent: 10 April 2026 12:42
To: Peter Davies
Cc: [REDACTED]
Subject: Re: Depot Rear Of 25 Gower Road DM/26/0778 and DM/26/0803

Follow Up Flag: Follow up
Flag Status: Completed

Dear Peter,
Thank you for your email, I have just tried to call you to discuss this further.

The Client has provided me with payment vouchers for each payment to OB Carpentry between March and July 2020 which correspond to the invoice amounts. I will send these under separate cover.

The builder has photographs on his phone which have dates on them, but we are not sure how to show these to you as the metadata may be lost when emailed. Would a screen shot with the date from his phone photo album be acceptable evidence? He is also searching for dated invoices for the windows this weekend which we hope would be acceptable evidence.

Whilst I realize that a single application would make sense, the Client does not wish to jeopardize the applications as he seeks to regularize these matter. Given that Environmental Health have issued an alcohol license for the premises for the extended hours, does this have any weight when you consider the application? If you are minded to approve the application with the extended hours, then we would include these. Alternatively we can leave the hours as per the application with the understanding that the tenant will have to address this matter.

Kind regards,
Ruth Mansfield RBA
for
Evolution Chartered Architects
[REDACTED]

On 09/04/2026 16:45, Peter Davies wrote:

Dear Ruth,

Having looked through the information for both applications and visited the site, I have a couple of things to raise.

From looking through all the evidence submitted for the lawful development certificate for the windows and the doors. I am on the opinion that there is not sufficient evidence that on the balance of probabilities they have been therefore for more than 4 years. However, as you have a pending planning application, these plans and description of the proposal could be amended to include these retrospective windows and door. You could then withdraw the lawful development certificate. Alternatively, I would need more evidence to show they have been in place for 4 years.

Looking through your planning statement, you have mentioned that the hours of the shop would be:

08:00-19:00 Monday to Friday
08:00-17:00 Saturdays
No Sunday or Bank Holiday opening.

However, when I visited the site, the opening times shown on the door were 08:00-21:00 7 days a week which therefore exceeds the times stated in the planning statement. If the application was to be approved, there would be a condition restricting opening hours which would be as suggested on the planning statement. The shop would then be in breach of this condition.

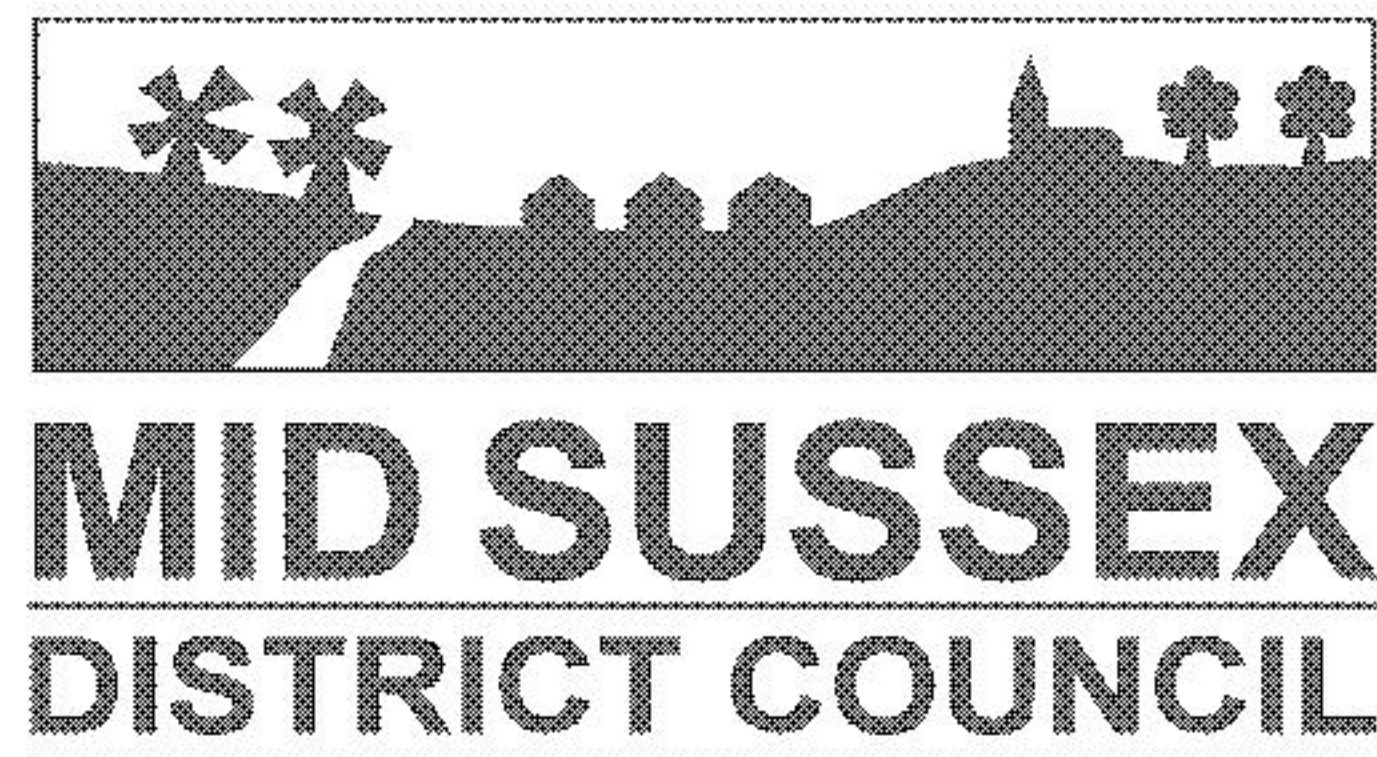
Please can you confirm the proposed hour of use, and if extending please update the planning statement.

Please can you provide some further information as to deliveries and the delivery times?

Kind regards

Peter

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