

Application for a Certificate of Existing Lawful Use to establish the lawful use of a building as domestic curtilage at New Barn Farm, Alston Lane, Longridge PR3 3BN.

Applicant: Mrs Stephanie Ethell

Prepared and submitted by

Stephanie and Paul Ethell

New Barn Farm

Alston Lane

Longridge

PR3 3BN

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Introduction

We would like to apply for a certificate of existing lawful use to establish the lawful use of a building at our property.

Context

We purchased New Barn Farm from the [REDACTED]

[REDACTED] and remain there to this day.

The property at New Barn Farm consists of a 5 bedroom house, a derelict triple garage constructed with breeze block which will need to be demolished at some point, a large mixed use barn (the subject of this application), a stable block and 7 acres of land. The land has previously been used to graze horses and sheep and continues to be used to make hay.

The Barn has been used for storage by ourselves (2011 to present), [REDACTED]

[REDACTED] During our ownership the Barn has consistently (i.e. every day from 2011 to the present) stored the following items:

- Domestic and agricultural trailers
- Garaged vehicles – specifically a Land Rover (2013 to the present) and a quad
- Gardening equipment including tools and large mowers
- Equestrian equipment including saddles, drags and rugs
- Spare furniture
- Bicycles
- Garden furniture & BBQs
- Ladders and tools
- fencing equipment and spare timber

- Beekeeping equipment
- Tennis nets
- Toys such as trampolines and cubby houses
- Spare TVs and amplifiers

In addition, during our occupancy we have also from time to time stored the following additional items:

- Horse Jumps, feed and bedding
- Garaged personal vehicles
- Gym equipment
- White goods i.e. spare washing machines and fridges

During our occupancy our neighbours have also used the Barn to store a variety of domestic items, vehicles and a large Bayliner speedboat [REDACTED]

[REDACTED] statement outlines that the Barn was used to store a similar range of items during the full period of their occupancy from 2002 to 2011.

We appreciate that to apply for a Certificate of Lawfulness, we have to show permanent and continuous use of the building for an excess of 10 years. Our own statement and the formal corroboration provided by multiple neighbours as to the specific use and contents of the barn, including relevant timelines, along with dated photographic information, are provided to this end.

We understand the relevant test to be applied to the evidence is that of the 'balance of probability' which is the lesser test to the criminal burden of proof. If the Council has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence is sufficiently precise and unambiguous to justify the grant of a certificate, on the balance of probability.

Conclusion

A certificate of existing lawful use to establish the lawful use of a building as domestic curtilage is applied for. The evidence provided is the only available evidence given the nature and use of the building and unless the Council have any counter evidence, a certificate should be granted.

Thank you for your time and consideration

Stephanie & Paul Ethell MBE
[REDACTED]

11/6/2026