

EXHIBIT 3 DATED PHOTOGRAPHIC EVIDENCE

As per the Witness Statement of John Slater who was a builder on the site in 2013/ 2014 the following photographs were provided as evidence:

April 2013 – Photo from barns first floor. During window opening creation. Through the window, you can see the left hand side of the already created garden fence.



12/11/2013 – Photo from inside the barn. Beyond the builders van you can see the garden fence and above the site caravan, you can still see the top of the children's climbing frame.



09/04/2014 - Caravan Arriving. This picture is taken from inside the garden. The children's climbing frame can clearly be seen.



28/04/2014 - Picture from 1st floor of barn looking down into the garden. The static, site caravan, garden fence and children's football nets are in the photo.




Roof joist being installed – the view looks from the field into the garden area

20/05/2014



A dated invoice below for the roof trusses shown fitted above is dated 4th April 2013 - this provides further date evidence for the above photo



Jacksons Timber Ltd.

Jacksons Timber Limited
 Pitwood Road
 Lilyhall Industrial Estate
 Worthington, Cumbria, CA14 4JX
 Tel: 01900 844200
 Fax: 01900 844201

Our Ref: T12496 / DAB
 Job Ref: T12496

Pringle, Mr. J.

04/04/13

QUOTATION

Re: - Barn Conversion At Osenriggs Farm, Egremont

Dear Sirs,

Thank you for your kind enquiry for the above job, and, in reply we have pleasure in quoting for the supply and delivery only as follows:









Trussed rafters designed and manufactured to BS5268 Part 2 2002, Part 3 2006, BS6399 Part 1 1996, Part 2 1997.

Top Chord Dead Load 1.875 kNm/m²
 Top Chord Live Load 0.75 kNm/m²
 (after Floor Load 1.500 kNm/m²)

Bottom Chord Dead Load 0.250 kNm/m²
 Bottom Chord Live Load 0.250 kNm/m²

Truss Spacing 400 mm
 Water Table 1

Treatment allowed for in the quoted price: Treatment type TRCA750

| Ref | Qty | Type | Span L | Pitch R | Overhang L R | Cost per truss | Total |
|----------------|-----|---|---|------------|-----------------|----------------|-------|
| Trusses | | | | | | | |
| TYPE-A | 6 |  | 7.750 30.0 | -30.0 | 0.310 0.310 | | |
| | | | TC 38 x 57 BC 38 x 57 Truss height / Ply 38 kg | | | | |
| TYPE-V1 | 1 |  | 7.200 30.0 | -30.0 | 0.000 0.000 | | |
| | | | TC 38 x 57 BC 38 x 57 Truss height / Ply 38 kg | | | | |
| TYPE-V2 | 1 |  | 6.400 30.0 | -30.0 | 0.000 0.000 | | |
| | | | TC 38 x 57 BC 38 x 57 Truss height / Ply 38 kg | | | | |
| TYPE-V3 | 1 |  | 5.600 30.0 | -30.0 | 0.000 0.000 | | |
| | | | TC 38 x 57 BC 38 x 57 Truss height / Ply 37 kg | | | | |
| TYPE-V4 | 1 |  | 4.800 30.0 | -30.0 | 0.000 0.000 | | |
| | | | TC 38 x 57 BC 38 x 57 Truss height / Ply 37 kg | | | | |
| TYPE-V5 | 1 |  | 4.000 30.0 | -30.0 | 0.000 0.000 | | |
| | | | TC 38 x 57 BC 38 x 57 Truss height / Ply 37 kg | | | | |
| TYPE-V6 | 1 |  | 3.200 30.0 | -30.0 | 0.000 0.000 | | |
| | | | TC 38 x 57 BC 38 x 57 Truss height / Ply 34 kg | | | | |
| TYPE-V7 | 1 |  | 2.400 30.0 | -30.0 | 0.000 0.000 | | |
| | | | TC 38 x 57 BC 38 x 57 Truss height / Ply 34 kg | | | | |

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Confirmation of order and delivery of the roof timbers dated December 2013 which again add to the dating evidence for the photographs

RE: Confirmation Order



John Jarrod [REDACTED]
To: Anthony Sanders

From: "Anthony Sanders" [REDACTED]
Sent: 17 December 2013 10:01
To: "John Jarrod" [REDACTED]
Subject: RE: Confirmation Order

Hi Jarrod

Have just checked with transport and should be late morning possibly lunchtime.

Kind Regards

Tony

From: John Jarrod [REDACTED]
Sent: 17 December 2013 07:43
To: Anthony Sanders
Subject: RE: Confirmation Order

Hi Tony.

Just confirming that the joists will arrive on site today. Any idea will it be morning or afternoon.

Cheers

Jarrod

--- Original Message ---

From: "Anthony Sanders" [REDACTED]
Sent: 13 December 2013 16:57
To: [REDACTED]
Subject: Confirmation Order

Good Afternoon Jarrod

Confirming rates discussed this afternoon as detailed below :-

18/5.4m 75mm x 225mm C16 Treated @ £26.19p/each
10/4.2m 75mm x 225mm C16 Treated @ £18.86p/each
Both + Vat

Many Thanks

Kind Regards

Tony Sanders
ASSISTANT MANAGER

Google Earth from 2016



Google Earth from 2018



Google Earth from 2020



Google Earth from 2023



The Google Earth images clearly show the enclosed garden land with goal posts and trampoline in situ and the a cultivated vegetable plot in 2018.