

TOWN AND COUNTRY PLANNING ACT (AS AMENDED) SECTION 191

SWORN STATEMENT OF LOUISE HUTTON IN RESPECT OF
APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR
EXISTING USE OR DEVELOPMENT

Definition of terms

The "Applicant" refers to Louise Hutton;

The "small shed" refers to the structure shown on Plan 1;

The "large shed" refers to the structure shown on Plan 1;

The "B2 workshops" (comprising the small shed and large shed) are shown hatched in grey on Plan 'DHA/15986/02 P4 - Proposed Site Plan'. This plan should be read in conjunction with Plan 1;

The "site" refers to the land edged red on Plan 'DHA/15986/02 P4 - Proposed Site Plan' at:

28 BROOKSIDE ROAD, ISTEAD RISE, GRAVESEND, DA13 9JJ

I, Louise Hutton of 28 Brookside Road, Instead Rise, Gravesend, Kent, DA13 9JJ

DO SOLEMNLY AND SINCERELY DECLARE as follows:

I can confirm that I have lived at the site since the year 2007. In 2009 my late husband expanded what had previously been a hobby making flutes, to such a scale that it became a bona fide business, although at this time crafting was all completed from the main dwelling. The business, Red Kite Flutes, has now been operating for in excess of 11 years and involves the use of lathes, bandsaws, circular saws and other wood-working tools to manufacture the flutes. The flutes are then tuned within the workshop.

I can confirm that:

- the 'small shed', as identified within the appended Proposed Floor Plan (Plan 1), was erected around November 2008 (moved to its current position in August 2011) and was used for flute making up until the 'large shed' (also shown on Plan 1) was erected in August 2011. At which point, the 'small shed' and 'large shed' have both been used for making flutes. Accordingly, the use of both the buildings has been continuous since August 2011;
- No additional buildings were constructed in 2013 or 2015, just amendments to the existing structures to provide a roof over the 'gap' and over the 'small shed' in July 2017, as well as the placement of a 2m high close board fence to the rear of the gap and vacuum and wooded wall with door to the front of the gap and vacuum. The fence and wall were erected to enclose the gap and vacuum and to prevent noise pollution. The use of the 2no. workshops however continued on the same basis and has clearly been uninterrupted and continues to this day.
- The roof covering has been in place since July 2017 and has therefore been in place for over 4 years. This also applies for the works to enclose the gap and vacuum; and
- The use of the 'small shed' and 'large shed' as B2 workshops has been continuous since August 2011.

I make this declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.



Declared this 4th day of April two thousand and twenty-two

At 23 The Row
New Ash Green DA3 8JB in the county of Kent.

Before me NICHOLAS PERL

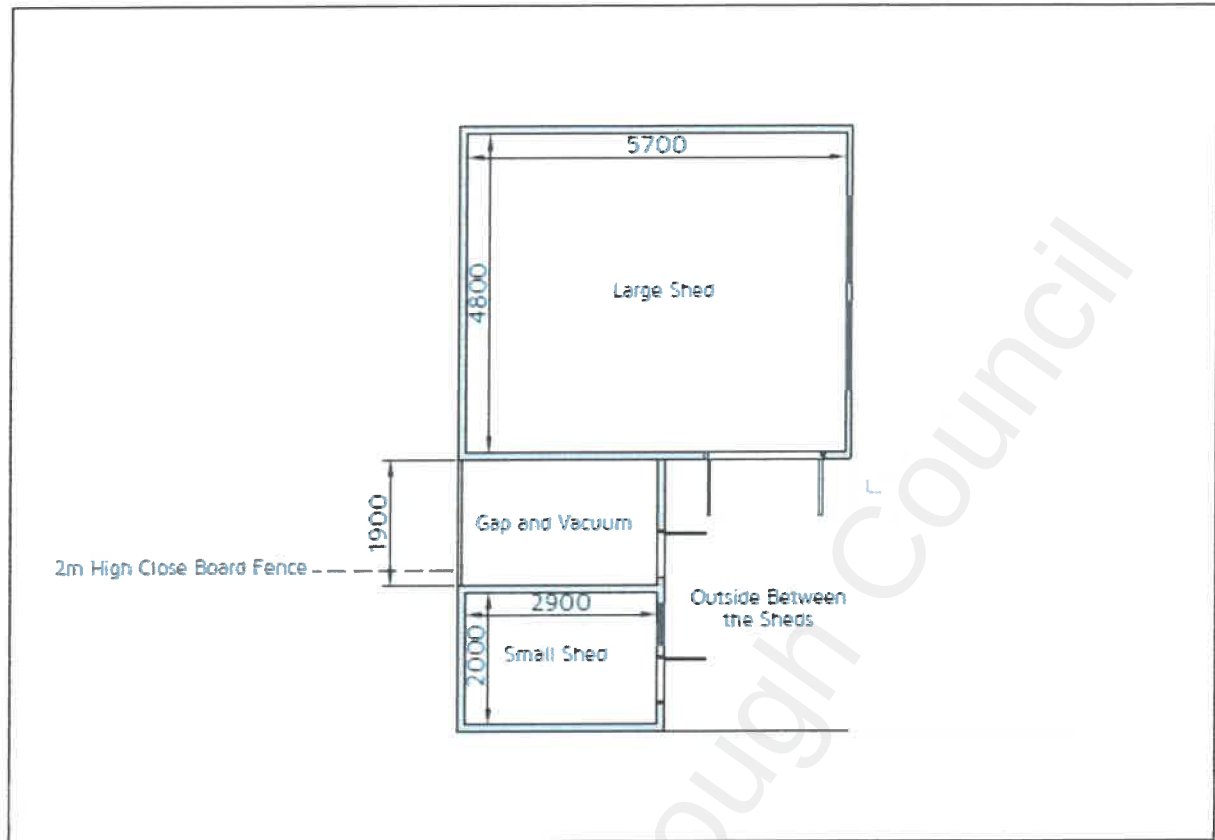
Solicitor / ~~Commissioner for Oaths~~

Signed Nicholas Perl

Appendix

Plan 1 - Proposed Floor Plan.

Plan 1



1

Simon Lee

Plan 2

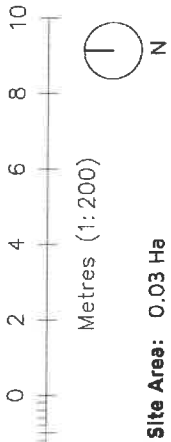
B2 Workshops
(Subject of the CLEUD)
and Covered by Roof

Existing Steps and
Pathway to be Retained

26

Proposed Site Layout Plan
1:200 @ A4

Simon Lee



Application Boundary

P4	CHANGE IN SHED DIMENSION	17.03.2022
P3	UPDATED ANNOTATION	07.03.2022
P2	UPDATED ANNOTATION	11.01.2022
P1	FIRST ISSUE	27.09.2021
Rev:	Reason:	Date:

Client:

RED KITE FLUTES LTD

Project:

28 BROOKSIDE ROAD, GRAVESEND

Title:

PROPOSED SITE PLAN

Drawing No: DHA/15986/02
Rev: P4
Scale: 1:200
Date: MAR 2022



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