

Planning Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent DA12 1AU

28 March 2023
AMENDED 12 APRIL 2023

Our Ref: J004292

Dear Planning Services,

Proposed demolition of existing dwelling and associated outbuildings, removal of lawful touring caravans, and the erection of a replacement dwelling on land at Little Cottage, Ridge Lane, Meopham, DA13 0DP

I refer to the above. WS Planning & Architecture have been instructed by Ms. E. Twinley to prepare and submit a planning application for the *Proposed demolition of existing dwelling and associated outbuildings, removal of lawful touring caravans, and the erection of a replacement dwelling on land at Little Cottage, Ridge Lane, Meopham, DA13 0DP*. In support of this application we attach,

- Completed Application Forms
- Completed CIL Forms,
- Drawing no. J004292-CD-01 – Site Location Plan,
- Drawing no. J004292-CD-02 – As Existing Site Block Plan
- Drawing no. J004292-CD-03 – As Existing Site Plan
- Drawing no. J004292-CD-04 – As Existing Site Plan with PD Extensions
- Drawing no. J004292-CD-05 – As Existing Floor Plan with PD Extensions
- Drawing no. J004292-CD-06 – As Existing Floor Plan
- Drawing no. J004292-CD-07 – As Existing Elevations
- Drawing no. J004292-CD-08 – As Existing Outbuilding Plans
- Drawing no. J004292-CD-12 – As Proposed Site Block Plan
- Drawing no. J004292-CD-13 – As Proposed Site Plan
- Drawing no. J004292-CD-16 – As Proposed Floor and Roof Plan

WS Planning & Architecture
enquiries@wspace.co.uk | wspace.co.uk

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- Drawing no. J004292–CD-17 – As Proposed N&S Elevations
- Drawing no. J004292–CD-18 – As Proposed E&W Elevations

This covering letter should be read in conjunction with the submitted documents.

Executive summary

The proposal seeks the erection of a single detached dwelling to replace the spread of existing buildings on site. Redeveloping previously developed land in the Green Belt is one of the appropriate forms of development in the Green Belt as set out in the NPPF.

In terms of the overall impact, the proposed development represents a 73.05m² decrease in the overall footprint of the built form, equating to a 37.2% decrease in footprint, and a decrease of 43.56m³ in volume, which equates to an approximate 8.1% decrease in the overall volume of built form on the site. Mathematically, this represents an improvement to openness by virtue of the lesser scale of development that would result.

The siting, layout and design of the proposed dwelling has also been carefully considered. This supporting statement has identified that the proposal would result in a sensitive development that would relate well with the character of the area, ensuring it respects the character of the local area.

The proposal constitutes the redevelopment of previously developed land. The proposal would therefore be appropriate development in the Green Belt. The proposal would not result in a greater impact on openness of the Green Belt by virtue of the design and siting of the proposed dwelling.

The proposal represents a significant improvement to the existing site & the wider Green Belt, in which the development would not adversely affect the amenities of future occupiers. The proposal also includes a number of significant landscape and ecological enhancements that will improve the character of the area.

The proposed development fully adheres to the relevant Central Government Guidance contained within the NPPF and the PPG. The proposal is also informed by and complies with the Gravesham Local Plan Core Strategy (2014) policies CS01, CS02, CS11, CS12, and CS19, and policies T1 and P3 of Saved Policies in the Gravesham Local Plan First Review 1994.

For the reasons stated within this Statement it is requested that the officer, appointed to determine this application, look upon the proposal favourably.

Application Site

The application site comprises an existing dwelling through conversion of a stables building, and accommodates a number of touring caravans. **Figure 1** below shows an aerial image of the site.

The application site is situated to the east of Culverstone Green, set behind the existing dwellings Primrose Cottage and Ricary. The site would be accessed via the existing

driveway which serves the two aforementioned dwellings, and also Kensington Place and Clackmannan House, and connects to Ridge Lane and School Lane to the west.

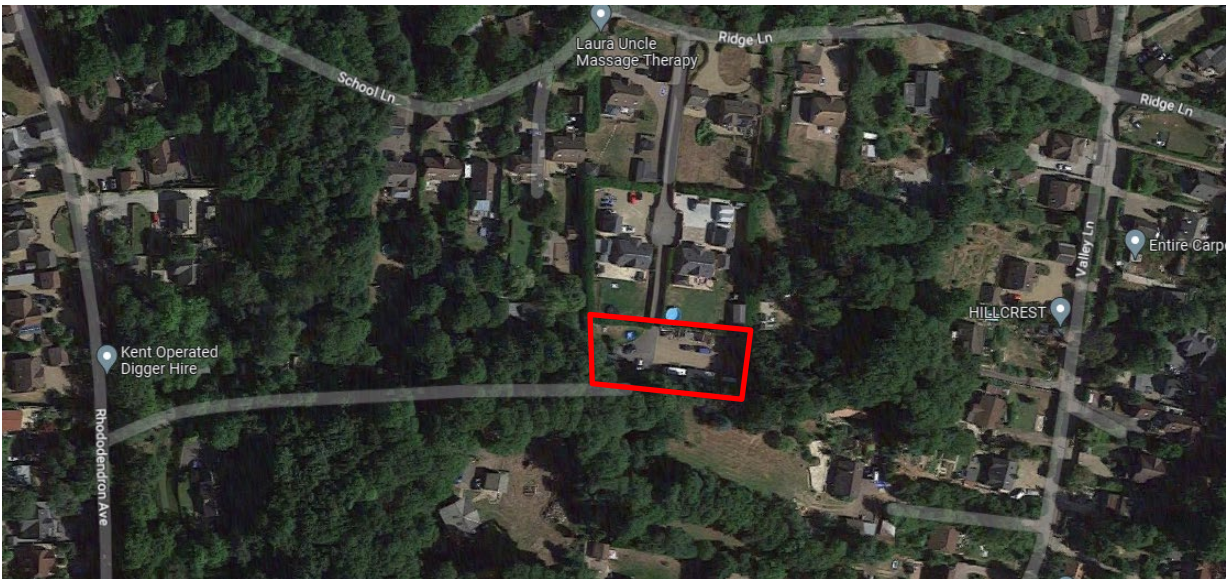


Figure 1 Aerial Image of Application Site (edged Red)

The appeal site is located within the metropolitan Green Belt.

Relevant Planning History

The relevant planning history of the application site is set out below,

20181207	Granted
Application for Lawful Development Certificate for the continued use of the former stables building as a residential dwelling and associated curtilage (known as Little Cottage)	

The LDC and associated plans are attached at **Annex A** to this letter. It is important to note that the Certificate of Lawful Use extended beyond the simple use of the Dwelling, and encompassed the buildings marked A-H, which include 2 no. touring caravans.

Therefore, it is considered that all of these structures and paraphernalia can be used as a part of the Green Belt balance considerations, which will be detailed later within this statement.

Relevant Planning Policy

National Planning Policy Framework (NPPF) 2021

The revised NPPF was published in July 2021 and sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other developments can be produced.

At the heart of the NPPF is a presumption in favour of sustainable development. At paragraph 7 the Government outline **“the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”**.

Paragraph 8 sets out the three over-arching objectives of sustainable development as economic, social and environmental. The **economic objective** focuses on building a strong economy by ensuring sufficient land is available to support growth. The **social objective** supports strong communities by ensuring a sufficient number and range of homes are provided and by fostering well designed, beautiful and safe built environments, with accessible services and open spaces. Finally, the **environmental objective** aim is to protect and enhance our natural, built and historic environment; including making effective use of land.

Paragraph 10 states **“so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”**.

Paragraph 11 sets out the presumption in favour of sustainable development in more detail and identifies the implications for both plan-making and decision taking. In terms of plan-making this means **“all plans should promote a sustainable pattern of development”** that meets the development needs of the area. In terms of decision-taking this means **“approving development proposals that accord with an up-to-date development plan without delay”** and **“where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date”**, permission should be granted unless the Framework provides a clear reason for refusing the development proposed.

Paragraph 38 illustrates **“local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible”**.

Chapter 5 of the NPPF refers to **“Delivering a sufficient supply of homes”**. Paragraph 59 states **“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”**.

Paragraph 69 looks to promote the development of smaller sites and identifies that **“small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”**. The paragraph then lists four criteria which helps promote the development of a good mix of sites.

Chapter 11 is titled **“Making efficient use of land”** where **“planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”**. The NPPF defines previously developed land as **“land which is or was occupied by a permanent structure, including the curtilage of the developed land”**.

Chapter 12 of the NPPF concerns **“Achieving well-designed places”** and confirms that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Paragraph 126 states **“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”**.

Paragraph 130 lists a number of criteria that planning policies and decisions should ensure that developments provide. This is as follows:

- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”**.

Paragraph 134 advises **“development that is not well designed should be refused”**. Conversely, significant weight should be given to **“development which reflects local design policies and government guidance on design”** as well as **“outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”**.

Chapter 13 of the NPPF is titled **“Protecting Green Belt land”**. Paragraph 137 states **“the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”**.

Paragraph 147 confirms that **“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”**.

Paragraph 149 illustrates that **“a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt”**. However, a number of exceptions to this exist, including **“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:**

- **not have a greater impact on the openness of the Green Belt than the existing development; or**
- **not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”**.

Planning Practice Guidance (PPG)

The Planning Practice Guidance is a web-based resource that was published in November 2016 and updated in May 2019, setting out national planning guidance.

Under the ‘Design’ Chapter, Paragraph 1 (Reference ID: 26-001- 20140306) states **“good quality design is an integral part of sustainable development”**.

The ‘Housing and Economic Development Needs Assessments’ Chapter sets out the support given to local planning authorities when assessing housing need (Paragraph 1, Reference ID: 2a-001-20190220).

Department for Communities and Local Government: Fixing Our Broken Housing Market (2017)

HM Government’s latest White Paper sets out the recognition of Britain’s broken housing market as one of the greatest barriers to progress and development.

The Prime Minister’s Foreword sets out comprehensive approach required to tackle the failure of the housing market system. First, there is the need for **“more land for homes where people want to live”**. Second, it is important to **“ensure that homes are built quickly once planning permissions are granted”**. Third, there is the need to **“diversify the housing market”** in which **“we will encourage housing associations and local authorities to build more”**. Finally, there is the need to **“continue helping people now”** whilst the building of homes take place.

Building Better, Building Beautiful Commission (2020)

The commission is an independent body that advises government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods. The Final Report of the Building Better, Building Beautiful Commission entitled *Creating Space for Beauty* was published in January 2020, setting out a raft of policy propositions to improve design quality.

Part 1 of the Report states **“beauty is not just a matter of how buildings look (though it does include this) but involves the wider ‘spirit of the place’, our overall settlement patterns and their interaction with nature”**.

The Report considers the context of the need for new homes, taking into account the political and economic context, the policy response, sustainable development, environmental net gain, clean growth, regional strategy and planning, previous reviews and current reviews and the change towards a new model of co-design and community architecture.

Part 2 of the Report sets out the Commission’s recommendations in which we should **“ask for beauty...expect net gain not just ‘no net harm’...say no to ugliness...discover beauty locally...use provably popular form-based codes...localise the National Model Design Code...empower communities...support the right development in the right place...value design as well as price”**.

Part 3 of the Report concludes that **“we need to move to a virtuous circle of a simple and predictable regulatory approach to land use planning, under effective democratic control, so that a higher proportion of new developments are beautiful, popular, regenerative of existing places and aligned to measurably higher well-being outcomes for residents”**.

National Design Guide (2019)

The National Design Guide was published in September 2019 and illustrates how well-designed places can be achieved in practice.

The long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings good delight. Hence, the underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities.

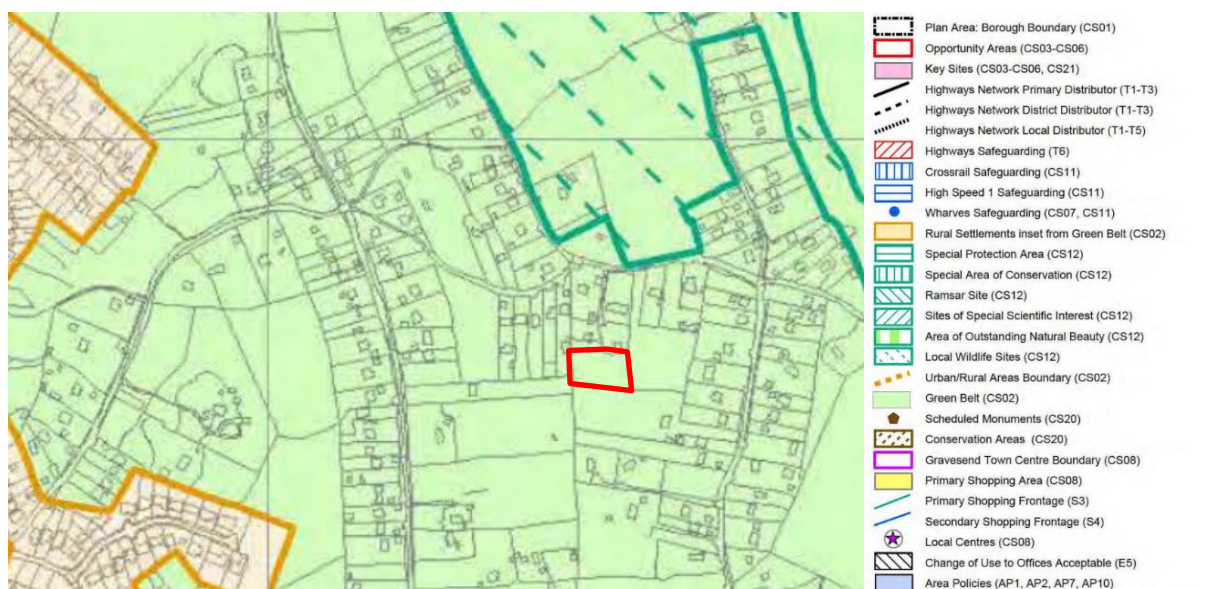
Gravesham Borough Council Local Development Framework

The Gravesham Borough Local Plan consists of 3 documents, the **Core Strategy**, **The Local Plan First Review – Saved Policies**, and the **Kent Minerals and Waste Local Plan**. These documents set out the planning policies that guide development in the Borough. **Figure 2** shows the application site edged red on the Gravesham Planning Policies Map.

Gravesham Local Plan Core Strategy (2014)

The Gravesham Borough Council Local Plan Core strategy was adopted September 2014 and guides development within the Borough.

Policy CS01 sets out the Boroughs policy on Sustainable Development, and how new development should attribute great weight to the sustainability credentials of the proposal and its location. The site is considered to be within a sustainable location.



Policy CS02 regards Scale & Distribution of Development. As identified on the LPA's Planning Policy map, the application site is not located within a Rural Settlement Inset from the Green Belt, and is within the Green Belt in its entirety. It is acknowledged that the proposed development would, at face value, constitute inappropriate development, however, it is considered that the proposal would in fact fall within the exceptions listed in the NPPF.

Policy CS11 regards Transport, and seeks to address highway safety and other relevant matters. Given the access is existing, and there would be no overall intensification of the access having regard to the baseline of the site, it is considered there is no conflict with this criteria.

Policy CS12 regards Green Infrastructure, and states that the overall landscape character of the Borough will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the Kent Downs Area of Natural Beauty (AONB) and its setting. The policy also states that sites designated for their biodiversity value will be protected. It is considered, having regard to the previously developed nature of the site, that there would be no conflict with this policy.

Policy CS19 regards Design and Development Principles and requires that new development is well designed and respects the character and appearance of surrounding area. Whilst the proposal as submitted is of a contemporary style, it can be designed to reflect the characteristics of its surroundings, if a suitably worded condition were to be imposed, which required the use of sympathetic materials.

Notwithstanding this, the proposal would see the dwelling tucked away to the rear of a wider site, and not readily viewable.

Saved Policies in the Gravesham Local Plan First Review 1994

Policy T1 regards Impact of Development on Highway Network. As set out above, the proposal would rely upon an existing access, and overall, would not see an intensification of its use. As such, no conflict is considered to be present.

Policy P3 regards Vehicle Parking Standards, the proposed dwelling would be equipped with 2 parking spaces as per Kent County Council's requirements, and there would be ample space for additional visitor parking within the site to avoid parking on roads and public highways.

Application Proposal

The application proposes the demolition of 5 existing buildings (3no. Timber Sheds incidental to dwelling, and domestic kennels), also including the dwelling known as Little Cottage, and the removal of 2no. metal storage containers and 1 touring caravan. Whilst the site is permitted for 2 no. touring caravans, any new dwelling would be allowed to have a touring caravan stored on the site, thus it is considered unreasonable to suggest the complete removal of these rights, whilst the storage of 2 touring caravans on site could be considered a change of use.

The existing dwelling has been shown as maximised under what could be achieved through Permitted Development Rights, for which the dwelling still benefits.

Principle of Development

The application site lies within the Green Belt. As set out, the erection of new buildings is considered to be inappropriate development. However, the application site comprises previously developed land, and has a number of existing structures on site. The table below details the existing footprints and volumes of the structures.

	Volume (m³)	Footprint (m²)
Little Cottage (as Existing)	245.38	65.17
Little Cottage (PD additions)	67.43	38.51
Little Cottage (Total with PD additions)	312.81	103.68
Building A	32.64	13.92
Building B	32.64	13.92
Building C	32.64	13.92
Building D (Metal Storage Container)	39	15
Building E (Metal Storage Container)	39	15
Building F (Kennels – excluding enclosure)	10	5
Building G (Touring Caravan)*	41.6	16
Total Existing:	540.33	196.44

Proposed Dwelling	496.77	123.39
Total Proposed:	496.77	123.39
<u>Overall Increase/Decrease</u>	43.56	73.05

**Touring Caravan is measured on the basis of a typical 2.6m height from ground level, with a footprint of 2.5m by 6.4m.*

In terms of the overall impact, the proposed development represents a 73.05m² decrease in the overall footprint of the built form, equating to a 37.2% decrease in footprint, and a decrease of 43.56m³ in volume, which equates to an approximate 8.1% decrease in the overall volume of built form on the site. Mathematically, this represents an improvement to openness by virtue of the lesser scale of development that would result.

In addition, there would be a visual improvement to openness on account of the spread of built form being consolidated into a single building with its associate residential use, and paraphernalia. It is important to note that the use of the site is already residential in nature, and therefore the use of the land would not have a greater impact on openness.

Having regard to the above, it is considered that the proposed development constitutes the exception to inappropriate development in the Green Belt stated at Paragraph 149 (g) of the NPPF, and that the principle of development is considered to be acceptable, such that Very Special Circumstances need not be demonstrated.

Visual Impact

The application site, is located away from a heavily settled areas, and well set back from nearby roads. As such the visual impact of redeveloping the site would be limited to views achieved from the neighbouring dwellings, and those glimpsed views from the access to the adjoining properties.

As has been set out, the consolidation of the built form on the site into a singular dwelling is considered to improve the openness of the area and as such would result in the proposal having a positive visual impact.

Viewed within the wider context of the surrounding area, the resulting dwelling and its curtilage would not be vastly dissimilar in visual impact and appearance. Whilst it would be contemporary in nature, such a design is not uncommon for such a location.

Accessibility

The development is situated within a rural area outside the defined settlement boundary. However, the proposal relates to the redevelopment of previously developed land, which includes an existing dwellinghouse.

Green Belt policy at both national and local level allows for the re-development of such site in principle, subject to there being no greater impact on openness. As such, in spite of its rural setting, the dwelling is not considered to represent an isolated home having regard to nearby properties.

The proposal would use an existing access to a private road. It is considered that the four-bedroom dwelling would not result in traffic volume which would negatively affect highway safety in the wider network, especially having regard to the frequency of visits to the site currently generated by its existing use.

The levels of parking (2 car parking spaces) would be acceptable in relation to the requirements of Kent County Council. Furthermore, the lawful use of the site permits vehicular movements of similar or greater intensity than the proposed use.

For this reason, it is considered that the principle of development in this instance is not harmed by the site's location.

Residential Amenities

The new dwelling would be situated some 6m from the neighbouring boundary, and some 25m from Ricary itself.

Having regard to the scale of the proposal, the presence of the existing buildings and separation distance to other properties, it is considered that the proposal, in relation to the impact upon neighbour amenities, is acceptable.

The new 4-bed dwelling would measure 123.39m² (gross internal area measurement). Although the Council's Development Plan does not include minimum space standards, reference should be made to the Government's Nationally Described Space Standard technical document. The GIA figure would exceed the minimum figures for a single storey four-bed six-person dwelling. Likewise, the exterior amenity space is considered to be proportionate to the size of the dwelling.

Therefore, it is considered that the proposal, in relation to amenity considerations for neighbours or future occupants, is acceptable.

Parking Provision and Highways Matters

Detailed consideration has been given to the location of the proposed development in terms of accessibility by car and non-car modes of travel, such as walking, cycling and public transport, and is informed by current planning policy and guidance.

Given the existing use of the site, it should be accepted that the site is well connected in terms public transport and there should be no reason as to why the planning application should be refused on highways grounds.

The new dwelling will be served via the existing access point from Ridge Lane. A total of 2 car parking spaces will be provided, and ample provision can be made for on-site cycle storage, and EV charging points.

Refuse and servicing arrangements will continue in line with the existing arrangements for the existing property and its neighbours.

In conclusion the proposed development can be accommodated without detriment to vehicular flows and road safety on the surrounding highway network, and there should be no reason as to why the proposal should be refused based on grounds of impact to the local highway network.

Inclusive Access

It is essential that everyone can get to and move through developments on equal terms regardless of age, disability, ethnicity and social grouping. Consideration should also be given to access for the emergency services.

People are very different in their needs and in the way they use the built environment. An inclusive environment recognises and accommodates these differences in a way that is universal. An inclusive design provides a single solution for everyone.

The proposal has been designed to fully comply with both the national and local policies and guidelines in terms of transport and access.

Heritage

As the site is previously developed, and is not designated as a Conservation Area or situated near to any Listed or Locally Listed Buildings, it is not considered there would be any impact to heritage assets, or their setting.

Energy

The proposed development intends to comply with Building Control standards and energy and water measures in line with previous Code for Sustainable Homes Level 4 standards. In terms of renewable energy technologies to achieve the minimum 10% saving in CO₂ emissions of the development, an Air Source Heat Pump is proposed, when combined with the low fabric u-values and Air Test 5 would equate to a 38.51% reduction in CO₂ emissions which is considerably higher than the 10% required.

Planning Balance & Conclusion

The proposal seeks the erection of a single detached dwelling to replace the spread of existing buildings on site. Redeveloping previously developed land in the Green Belt is one of the appropriate forms of development in the Green Belt as set out in the NPPF.

In terms of the overall impact, the proposed development represents a 73.05m² decrease in the overall footprint of the built form, equating to a 37.2% decrease in footprint, and a decrease of 43.56m³ in volume, which equates to an approximate 8.1% decrease in the overall volume of built form on the site. Mathematically, this represents an improvement to openness by virtue of the lesser scale of development that would result.

The siting, layout and design of the proposed dwelling has also been carefully considered. This supporting statement has identified that the proposal would result in a sensitive development that would relate well with the character of the area, ensuring it respects the character of the local area.

The proposal constitutes the redevelopment of previously developed land. The proposal would therefore be appropriate development in the Green Belt. The proposal would not result in a greater impact on openness of the Green Belt by virtue of the design and siting of the proposed dwelling.

The proposal represents a significant improvement to the existing site & the wider Green Belt, in which the development would not adversely affect the amenities of future occupiers. The proposal also includes a number of significant landscape and ecological enhancements that will improve the character of the area.

The proposed development fully adheres to the relevant Central Government Guidance contained within the NPPF and the PPG. The proposal is also informed by and complies with the Gravesham Local Plan Core Strategy (2014) policies CS01, CS02, CS11, CS12, and CS19, and policies T1 and P3 of Saved Policies in the Gravesham Local Plan First Review 1994.

For the reasons stated within this Statement it is requested that the officer, appointed to determine this application, look upon the proposal favourably.

I look forward to progressing the application with you, and if you have any queries regarding the above, please do not hesitate to get in contact.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P Brownjohn', with a stylized flourish at the end.

Peter Brownjohn
Senior Planner

Enc.

ANNEX A



Application: 20181207

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

To: **Mr Mark Sutton**
C/O Mr Graham Simpkin, Graham Simpkin Planning
2 The Parade
Ash Road
Hartley
Longfield
Kent
DA3 8BG

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 21st November 2018 the use, operation or matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **WAS LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:-

1. The Borough Council is satisfied that the applicant has provided and shown sufficient evidence that, on the balance of probability, the former stables building has been in use as separate dwelling in excess of 4 years prior to the date of the application.

The Borough Council is therefore satisfied that the dwelling is now exempt from enforcement action by reason of section 171B (1) and (2) of the Town and Country Planning Act 1990, as amended.

The development is therefore lawful by reason of section 191 (2) (a) of the Act and a Certificate of Existing Lawful Use is duly issued.

For the avoidance of doubt the application site the subject of this certificate is shown edged in red on the attached plan and the development is restricted to the following schedule as marked on the approved plan (drawing 06 Rev B dated November 2019):

- A - timber shed (incidental to dwelling);
- B - timber shed (incidental to dwelling);
- C - timber shed (incidental to dwelling);
- D - metal storage container;
- E - metal storage container;
- F - domestic kennels;
- G - touring caravan; and
- H - touring caravan.

Thereafter, there shall be no intensification of use and/or development.

First Schedule

Continued use of the former stables building as a residential dwelling and associated curtilage (known as Little Cottage).

Second Schedule

Rear of Ricary
Ridge Lane
Meopham
Gravesend
Kent
DA13 0DP

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application Form;
Supporting Statement;
Drawing No.01 Rev E - Site Location;
Drawing No.02 Rev A - Survey Plan; and
Drawing No.06 Rev B - Existing Block Plan and Building Schedule.

Dated: 29 November 2019

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



Planning Manager (Development Management)
Planning & Regeneration Services

Your attention is drawn to the following notes

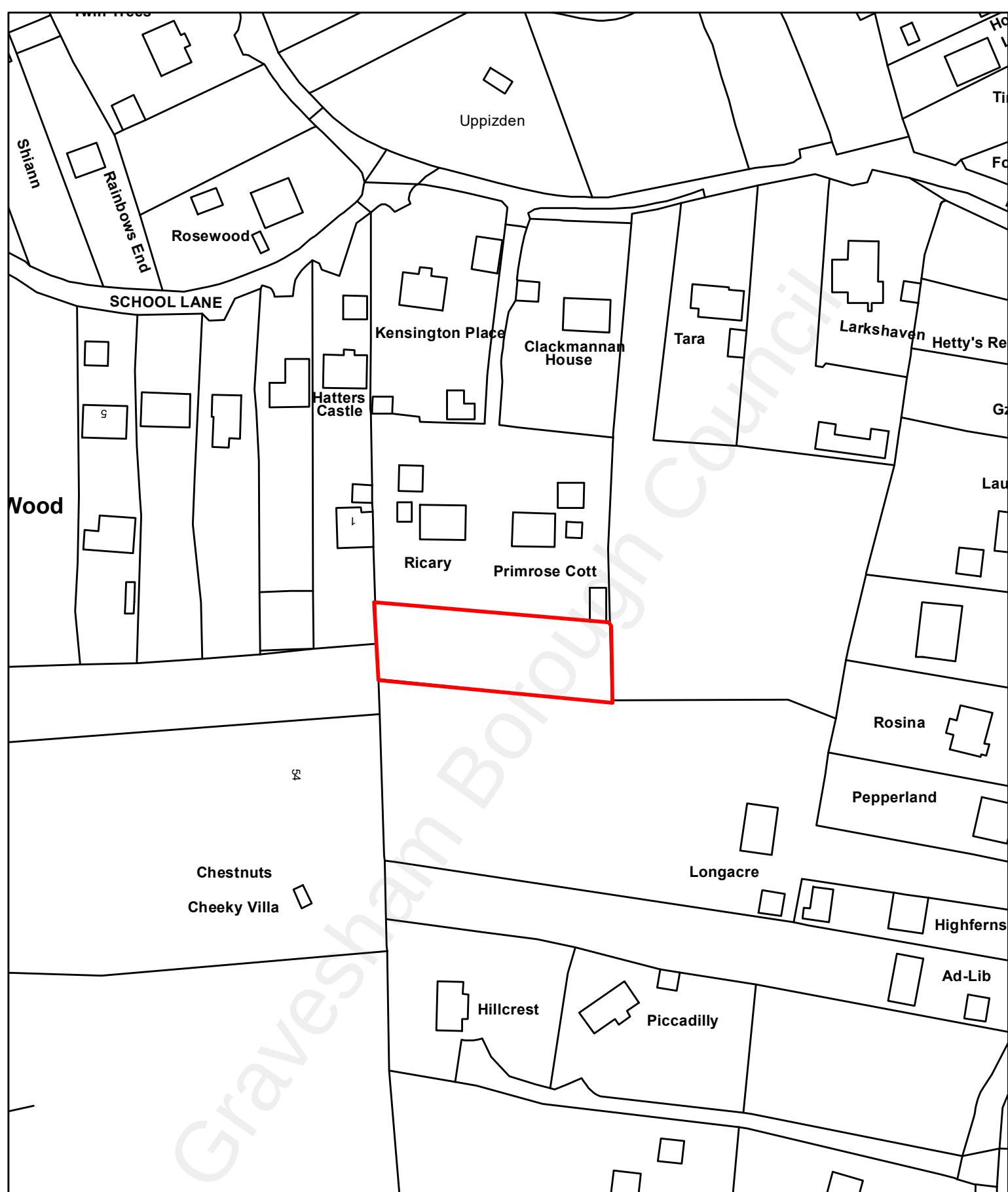
NOTES

This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use, operation or matter is only conclusively presumed where there has been no material change, before the use is instituted or the operation begun, in any of the other matters relevant to determining such lawfulness.



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Gravesham
 Borough Council



20181207
 Rear of Ricary, Ridge Lane,
 Meopham, DA13 0DP



Planning and Regeneration Services
www.gravesham.gov.uk Tel. 01474 56 44 22

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1:1,250