



**Application: 20230780**

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

To: **Mr M Lucas  
C/O Mrs Alice Quinn, Smart Planning Ltd  
Old School House  
Rettendon Turnpike  
Battlesbridge  
Wickford  
SS11 7QL**

|                                                          |
|----------------------------------------------------------|
| <b>CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT</b> |
|----------------------------------------------------------|

**GRAVESHAM BOROUGH COUNCIL** hereby certify that on 21st July 2023 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 reason(s):-

1. The Borough Council is satisfied that the applicant has provided and shown sufficient evidence that, on the balance of probability, the application site has been continually used as garden for purposes incidental to the enjoyment of Knights Place Farmhouse in excess of ten years prior to the date of the application.

The Borough Council is therefore satisfied that the site has been used as garden for purposes incidental to the enjoyment of Knights Place Farmhouse and is exempt from enforcement action by reason of section 171B (3) 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.

*First Schedule*

**Continued use of land as garden for purposes incidental to the enjoyment of the dwellinghouse (C3).**

*Second Schedule*

**Knights Place Farm House  
Knights Place Farm  
Watling Street  
Cobham  
Gravesend  
Kent  
ME2 3UB**

**INFORMATIVES:-**

## 1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

- Covering Letter;
- Application form;
- Drawing Register;
- Schedule of Application Documents;
- Drawing no. 21.7461/E102 - Site Plan;
- Drawing no. 21.7461/M004 - Location Plan; and
- Drawing no. 21.7461/P204 - Site Plan Showing Land Hatched Red;
- Planning Support Statement;
- Statutory Declaration of Witness A;
- Statutory Declaration of Witness B;
- Statutory Declaration of Witness C;
- Statutory Declaration of Witness D;
- Statutory Declaration of Witness E;
- Statutory Declaration of Witness F;
- Statutory Declaration of Witness G; and
- Witness Statement of Witness H.

Dated: 15 September 2023

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Wendy Lane MRTPI*  
Assistant Director (Planning)  
**Planning Service**

**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.

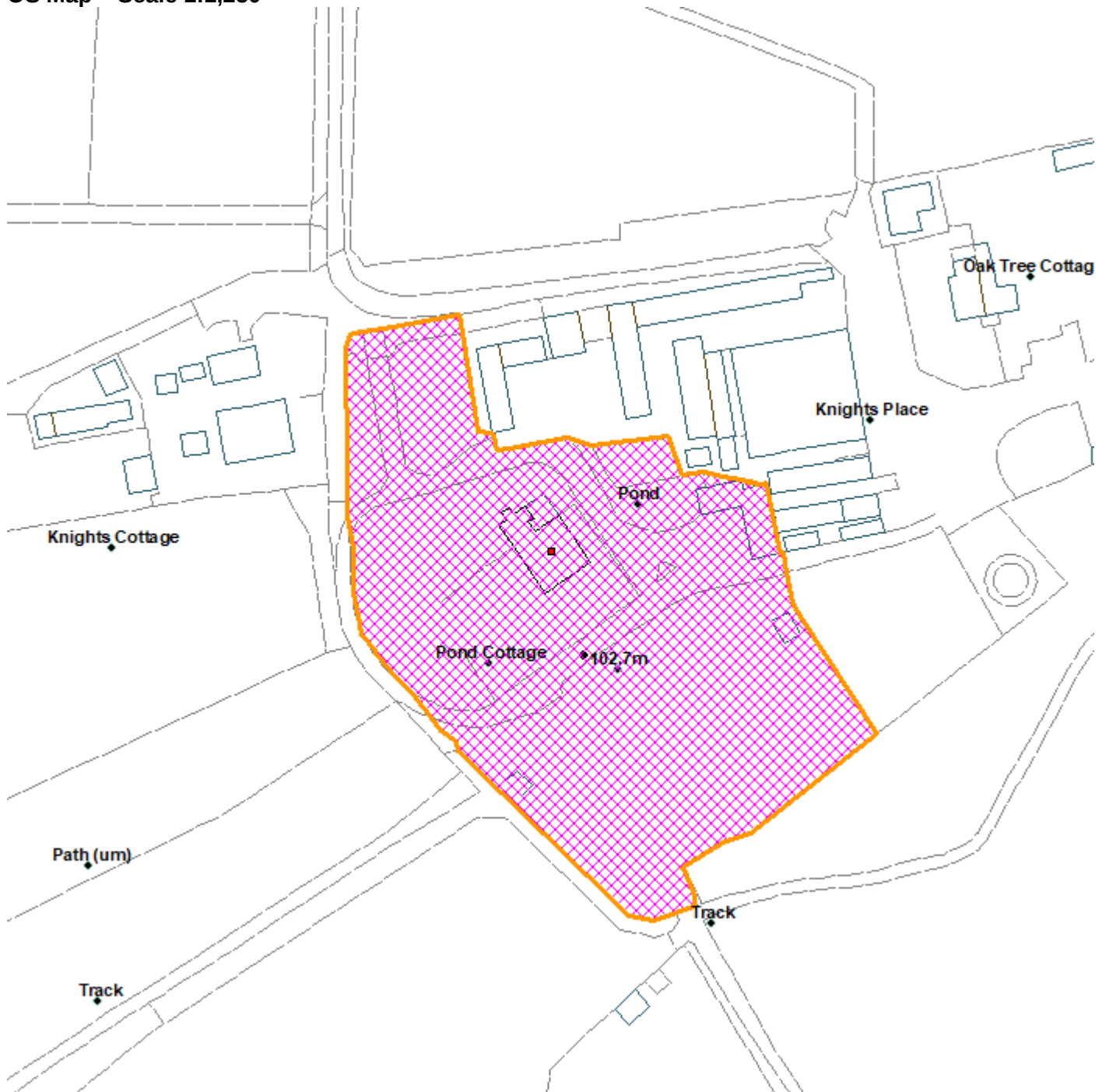
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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.

# Gravesham Borough Council

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Application  | 20230780                                                                                                   |
| Site Address | Knights Place Farm House<br>Knights Place Farm<br>Watling Street<br>Cobham<br>Gravesend<br>Kent<br>ME2 3UB |
| Date         | 15 September 2023                                                                                          |
| PMSA Number  | 0100019166                                                                                                 |

**OS Map – Scale 1:1,250**



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