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SUPPORTING STATEMENT

AT

COLES GROVE

CHANDLERS ROAD

MEOPHAM

KENT

DA13 0DB

FOR

MR TOM KIMBER

Project: Coles Grove, Chandlers Road, Meopham, Kent, DA13 0DB

Client: Mr T Kimber

Document: Supporting Statement

Ref: 265

<u>Issue</u>	<u>Date</u>	<u>Status</u>
1.	19 th January 2023	

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1.0 INTRODUCTION

- 1.1 This document has been prepared to support a Lawful Development Certificate submission to establish the long term construction and use of the existing stable block.
- 1.2 This should be read in conjunction with the following drawings and supporting information:
- i) 265-PD-01 – Site/Location Plan.
 - ii) 265-PD-02 – Existing Plans and Elevations of the Building.
 - iii) Structural Assessment from TSC Consulting Engineers Ltd
 - iv) Statutory Declarations from Martin George James/Tracy Lea James and Tom Stuart Ray Kimber.

2. ANALYSIS OF SITE AND SURROUNDING AREA

- 2.1 The main host building, Coles Grove is a detached family dwelling which is located in close proximity to the main highway, Chandlers Road.
- 2.2 There are a number of established outbuildings located to the South and East of the building. These are ancillary to the main dwelling and are used for general storage facilities and stables.
- 2.3 The site is situated within the Green Belt and lies within an area of Outstanding Natural Beauty (AONB). It is also situated in the Harvel Wooded Downs Landscape character area.
- 2.4 The existing stable building is a single storey structure with the existing perimeter walls, constructed in concrete blockwork, rendered externally, with a pitched roof form clad with concrete roof tiles. The existing floor is constructed with a substantial concrete base.
- Please refer to the Structural Assessment for more details.
- There is a storage element which is linked to the stable block along the Northern end.
- 2.5 The following photographs show more details of the building and the surrounding area.

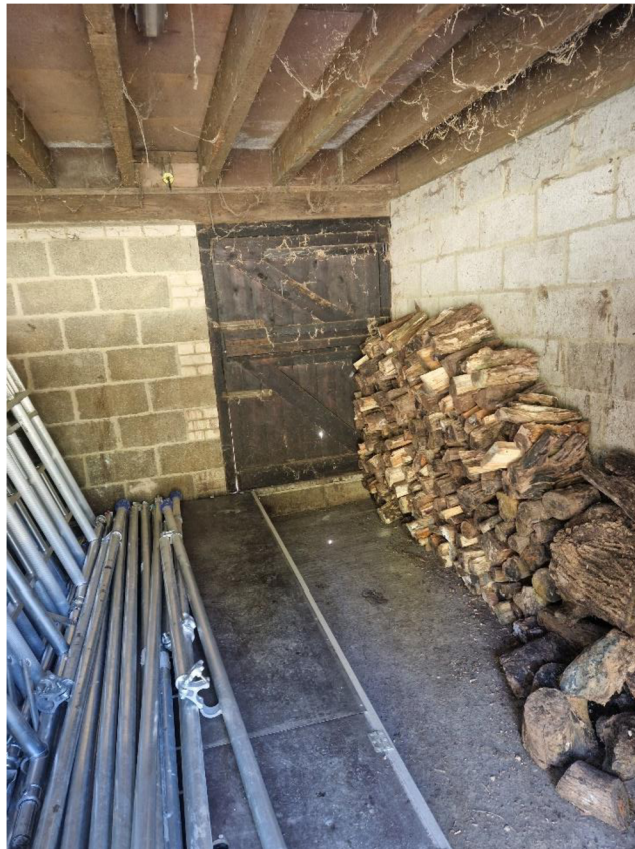
Front View of Stable Buildings



Rear View of Stable Building.



General View



Front View Showing Linked Storage Building.



Front View Showing Supporting Structure.



3.0 PLANNING HISTORY AND PRE-APPLICATION RESPONSE.

3.1 The following planning applications have been identified as being relevant to this property from our research:

- **Site for Bungalow.**
Ref No: 19520240 Status: Application Refused.
- **Formation of residential and holiday caravan site.**
Ref No: 19590177 Status: Application Refused.
- **Erection of a single storey rear extension with balcony over accessed by wrought iron staircase and erection of first floor side extension.**
Ref No: 20161200 Status: Application Refused.
- **Erection of extension to dwelling.**
Ref No: 19610196 Status: Application Permitted.
- **Erection of a single storey rear extension.**
Ref No: 20180225 Status: Application Permitted.

3.2 A pre-application submission was made to Gravesham planning team for the conversion of the existing stable block to living accommodation under ref: PRE 20230218 and a response was received 20th October 2023. In summary, it was noted that there appears to be no planning history to show that the existing building is indeed lawful and that a Lawful Development Certificate should be applied for with supporting evidence and information.

4.0 THE PROPOSALS

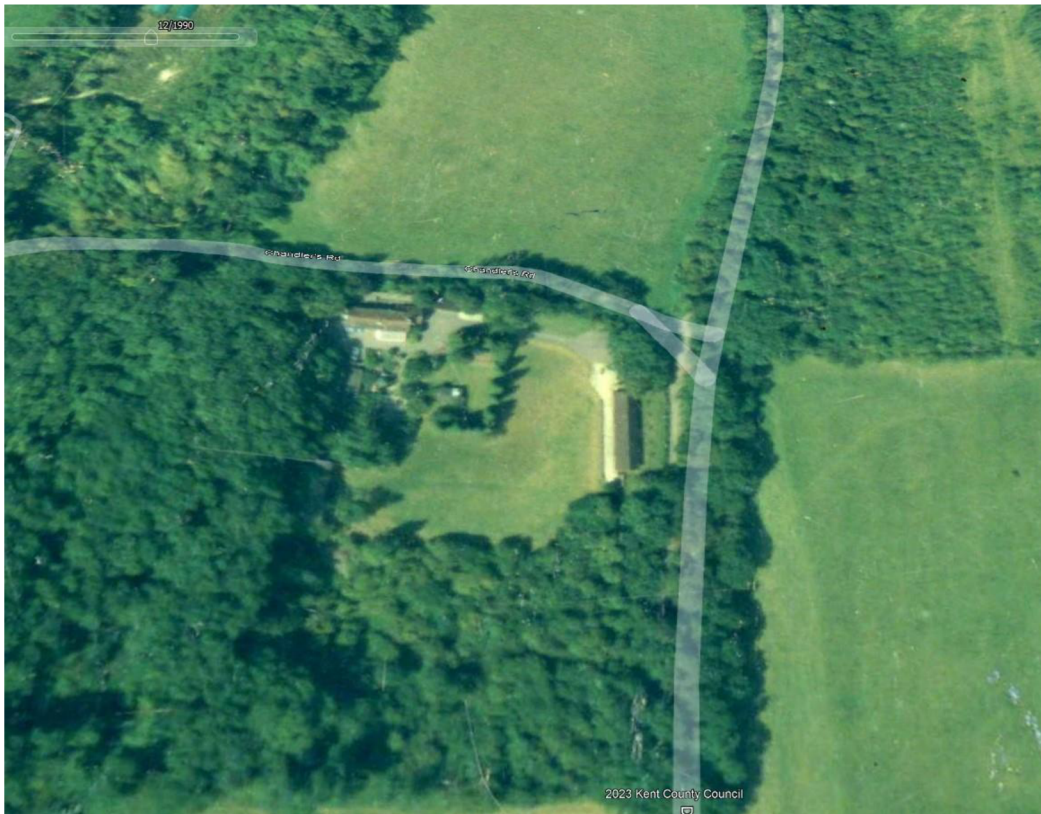
4.1 The application seeks a Lawful Development Certificate for the existing stable block and storage building.

4.2 We have carried out a detailed research of historic documents and information and these have all been submitted as part of the application package.

4.3 The following aerial views of the site clearly show the stable block has been in existence since at least 1990. Aerial views from (TBC) also show the additional storage element of the building.

Furthermore, we have also submitted an historic promap of the site in 1992 which also shows the existence of the stable block on the site for many more than 10 years. Please review the following aerial views and maps.

1990 Aerial View



2003 Aerial View



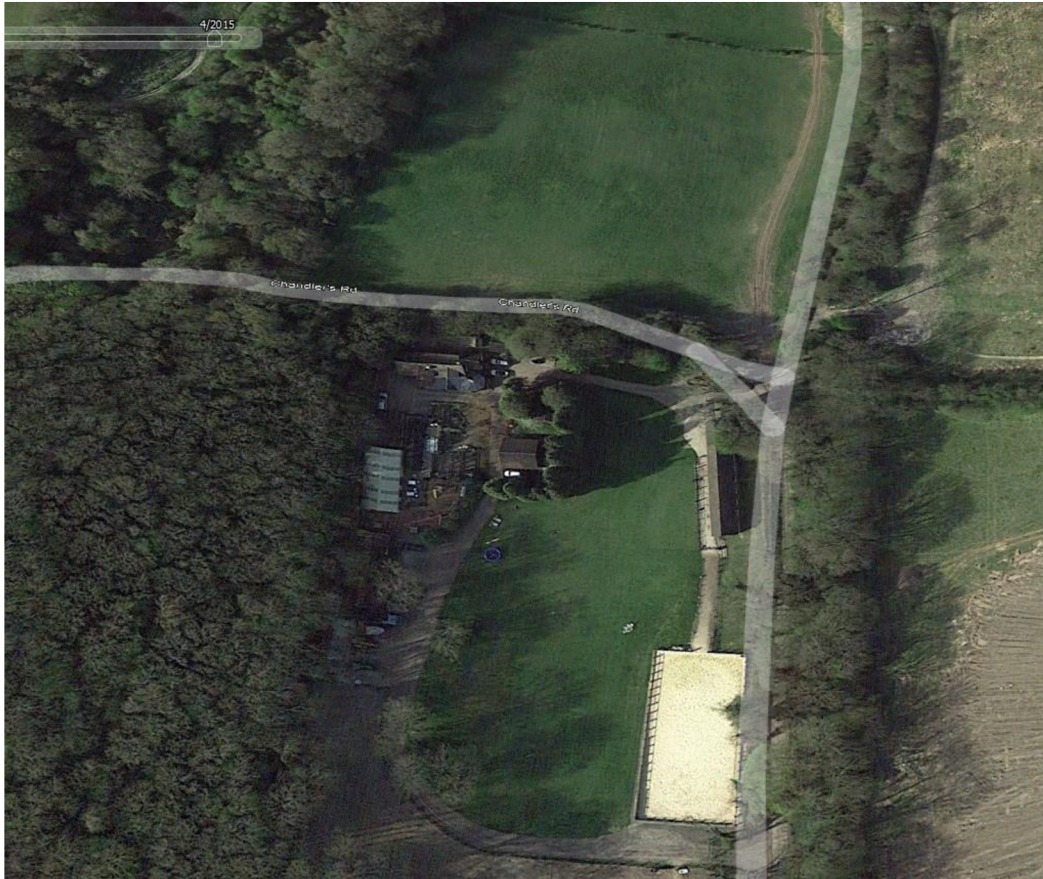
2007 Aerial View



2013 Aerial View



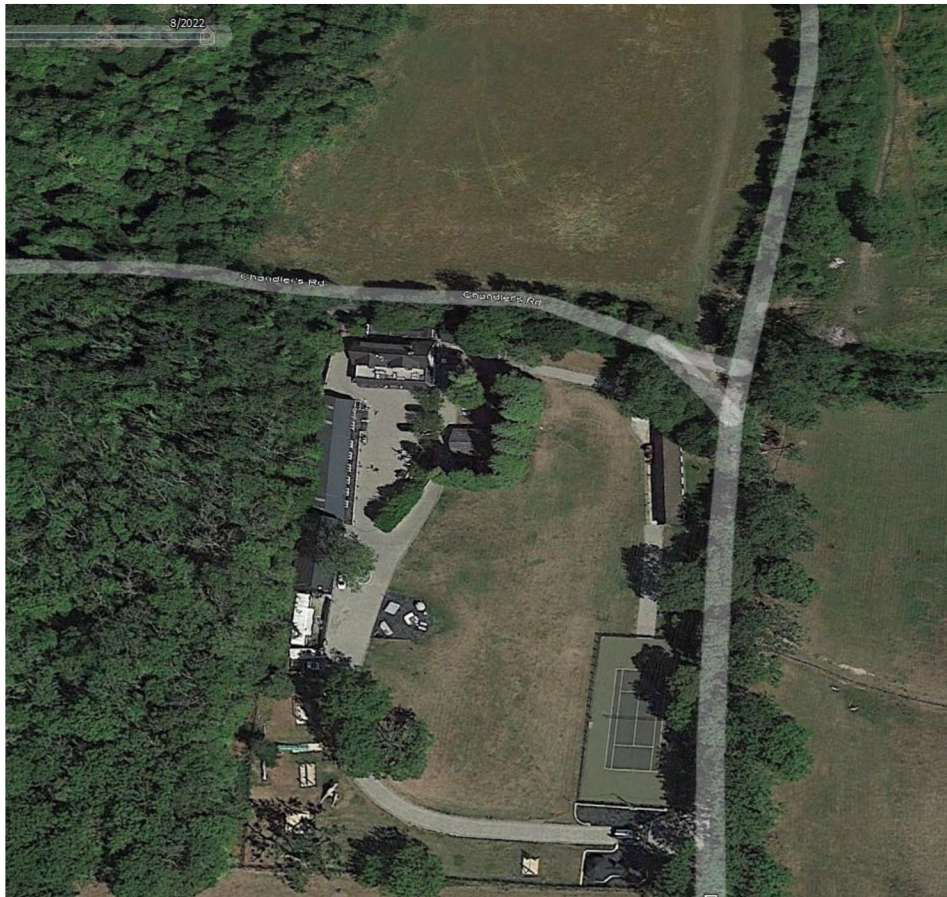
2015 Aerial View



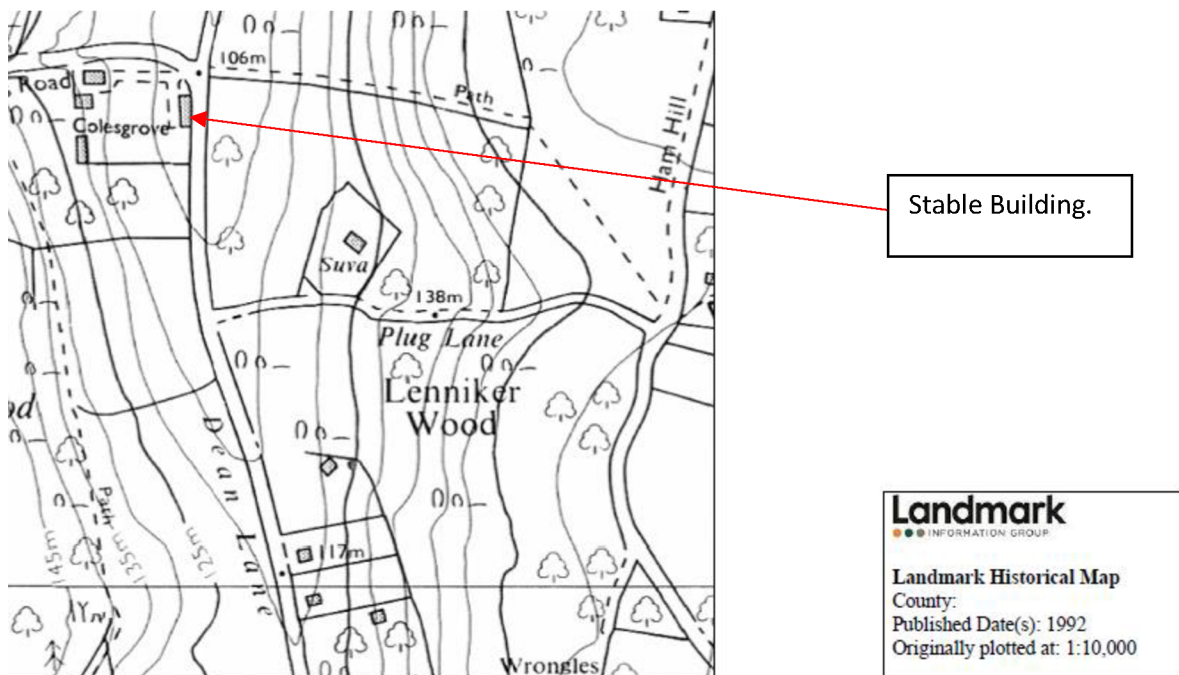
2018 Aerial View



2022 Aerial View



1992 Historic Map



- 4.4 The current owners purchased the site on 6th January 2000 and have lived here throughout this period.

When they moved to Colesgrove, the stable block and storage building was part of their purchase.

They have prepared a Statutory Declaration to confirm this and this document forms part of this submission.

- 4.5 Furthermore, another Statutory Declaration accompany the application from the son-in-law Tom Kimber.

- 4.6 Collectively, we strongly feel that this package of information and historic photographs clearly prove that the existing stable block and storage building have been established on this site for a significant period of time, considerably more than 10 years and have been actively used for stabling of horses and equipment throughout this period.

On this basis, a Lawful Development Certificate should be granted.

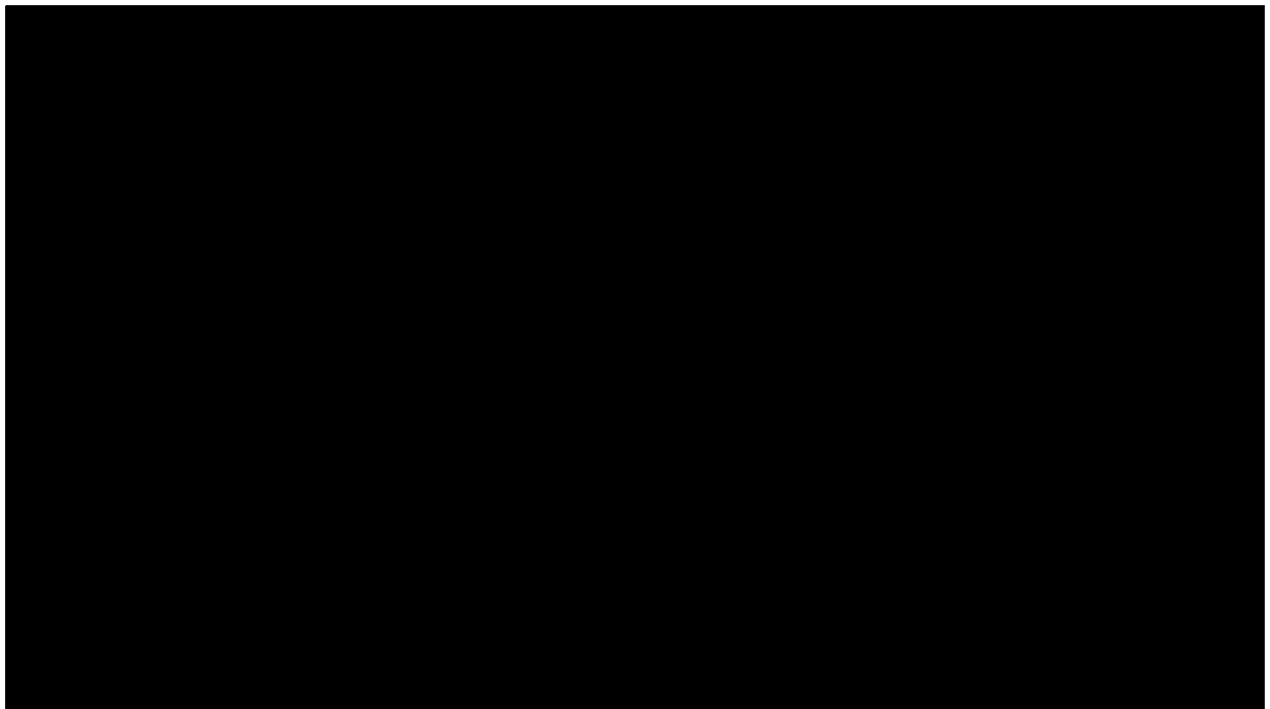
Appendix A

I, TOM STUART RAY KIMBER of Colesgrove Chandlers Road Meopham Kent DA13 0DB

I DO SOLEMNLY AND SINCERELY DECLARE as follows:-

1. I have lived at Coles Grove, Chandlers Road Meopham Kent DA13 0DB (the Property) permanently from November 2009 with my wife and family. Martin George James and Tracy Lea James purchased the Property on 6th January 2000.
2. The existing stable block and storage building on the Property was part of the purchase and had clearly been on the site for several years prior to the James family purchasing The Property.

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



**WE, MARTIN GEORGE JAMES and TRACY LEA JAMES of Colesgrove Chandlers
Road Meopham Kent DA13 0DB**

DO SOLEMNLY AND SINCERELY DECLARE as follows:-

1. We purchased The property known as Coles Grove, Chandlers Road, Meopham Gravesend DA13 0DB on 6th January 2000 as identified in the Land Registry document Title number K52154 (the Property) . We have constantly resided at The Property since that date and this has been our only full time residence.
2. The existing stable block and storage building on the Property was part of the purchase and had clearly been on the site for several years prior to us purchasing The Property.

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

