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Planning Statement

Site- The stable at Longacre Valley Lane Gravesend Kent DA13 0DG.

This application is submitted under section 191 of the Town and Country Planning Act 1990 for a certificate to certify that existing development is lawful. In this case structure in question is a building (The Stable) for the purpose of the Town and Country Planning Act 1990 (as amended) and the building is lawful used as a residential annex to the main house.

Planning permission was granted for The stable building in July 2014, ref: 20140540. Mr. Philip Perfitt, the owner carried out the construction of this building as approved and the stable was completely watertight by 2015 and this can be seen on the aerial imagery (Google) which is attached within Burden of Proof.

[REDACTED]

[REDACTED]

From the evidence submitted with in attached “**BURDEN OF PROOF**”, It is reasonable to assume that the building structure was completed in 2016 and the residential accommodation was also completed in 2017. The building was used as Annex in 2017 and continued to use at present.

With regard to the degree of information to be submitted in support of such application, the National Planning Policy Framework (Framework) explains that

“In case of application for existing use, if a local planning authority has no evidence itself or any from others, to contradict or otherwise make the application’s version of eventless than probable, there is no good reason to refuse the application provided the applicant’s evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate as the balance of probability”.

As such, the evidence submitted with this application is considered to be sufficiently precise and unambiguous to confirm that the annex would be immune from enforcement action under Section 171 B(3) of the Town and Country Planning Act 1990. Therefore It is hoped that this Lawful Development Application will succeed.

21st August 2023