

THE RURAL PLANNING PRACTICE



Planning Statement

In Support of an Application for a Certificate of Lawful Development in Respect of the use of the dwelling for unrestricted occupancy

ADDRESS Chandlers Wood, Mapleton Road, Chartwell,
TN16 1PT

ON BEHALF OF Mr D Nicholls

PREPARED BY The Rural Planning Practice

DATE August 2021 **ISSUE** Planning

Document formatted to print on A3 or be viewed on screen



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1. Introduction

- 1.1. This Planning Statement is in support of an application for a Certificate of Lawful Development in respect of Chandlers Wood, Mapleton Road, Chartwell, Kent, TN16 1PT.
- 1.2. The application is made on behalf of our client, Mr D Nicholls, the current owner/occupant of the site.
- 1.3. The Certificate of Lawfulness application is pursuant to Section 191 (1) of the Town and Country Planning Act 1990 which allows any person to ascertain whether any existing use or operational development is lawful.
- 1.4. This application seeks to establish that the now constructed dwelling is granted by virtue of planning permission SE/98/1777 and does not have to comply with the occupancy condition attached to SE/94/1935.
- 1.5. The Certificate of Lawfulness application comprises the following documents:
 - Completed Application Forms
 - Drawing number 4978 01 Site Location Plan

2. Site

- 2.1. Chandlers Wood Nursery was historically a plant nursery extending to about five acres. It seems most of the produce was grown on site. The nursery ceased trade in about 2005. The buildings when purchased by the applicant, Danny Nicholls in 2015 included a reception building/office, a steel framed barn and a mobile home. In the past, there were two polytunnels and a potting shed. A site location plan is shown at Appendix 1.
- 2.2. The property is in the Kent Downs Area of Outstanding Natural Beauty and within the Metropolitan Green Belt. Access is via Mapleton Road.

3. Planning Background

- 3.1. There are several planning applications dating back to the 1990s relating to a dwelling to support the rural enterprise.
- 3.2. In 1994 an application SE/94/1935 was made for an outline application reserving external appearance and design for future consideration. The submitted drawing showing the location was a sketch and included no curtilage. The planning permission was granted which specifically at condition 2 required the occupation of the dwelling to be a person 'solely or mainly' employed in agriculture or a dependant, widow or widower.
- 3.3. The approved plan identified the location of the dwelling to be south of the existing barn. The relevant



documents (application form, site plan, and planning permission) have been copied from the Council's files and are attached as Appendix 2.

- 3.4. JM Read, an officer of Sevenoaks District Council wrote to Mr. Kelly, the then proprietor of Chandlers Wood Nursery, on 24 June 1997 to point out that the site outlined in application SE/94/1935 shows the footprint of the mobile home as the siting of the dwelling, and siting is not a matter reserved in the outline permission. He points out any application will need to show a dwelling within the red line of the outline application being the footprint of the mobile home - a physical impossibility because of the limited red line area on the site in a different location. A copy of the letter is attached as Appendix 3.
- 3.5. Somehow this point was missed and in 1998 an application SE/ 98/1775 was made ostensibly for approval of reserved matters as required by condition number 1 attached to permission SE/94/1935.

- 3.6. This condition number 1 required:

Details relating to the design and external appearance of the proposed building(s) and the landscaping of the site (hereinafter called the reserved matters) shall be submitted to and approved in writing by the District Planning Authority before any development commences.

- 3.7. The description of the development on the application form for SE/98/1775 described the development as:

'Erection of new dwelling to replace mobile home', and stated it was dealing with Reserved Matters 'Design, Siting, Landscape, External appearance'.

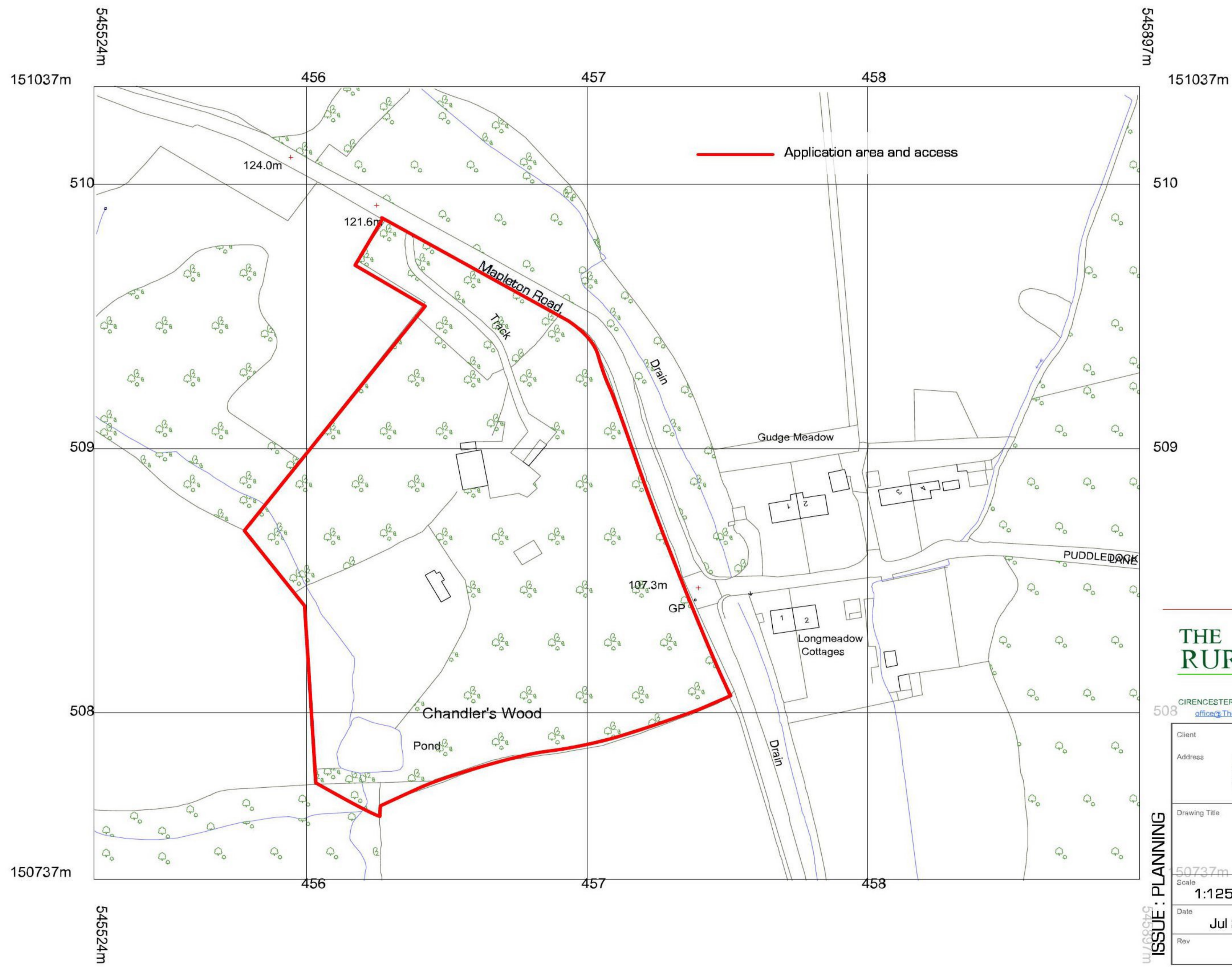
- 3.8. The PA1 form, the approval document, the elevations and site plans are attached as Appendix 4.
- 3.9. Application SE/98/1775 showed the house in a different position to the approved outline location and went well beyond the identified site area in the outline application. Again the outline was shown in felt tip pen with no curtilage. The proposed house was a 'T' shape.
- 3.10. Historic Google Earth photographs clearly show the barn in existence in 1990 as identified on the 1994 outline approved plan and the mobile home to the south on subsequent photographs (Appendix 5).
- 3.11. The 1998 decision notice also has the proposal described as:
- 'Erection of new dwelling to replace mobile home. As amended by revised plans received 27.10.99'.*
- 3.12. It seems the house was granted permission and because of the change of siting and extent beyond the outline red edge, no occupancy condition attaches to it.
- 3.13. This application was granted with only one condition that required samples of all materials to be submitted and approved by the LPA. These were approved by SE/01/02419/Detail. A copy of the approval is attached as Appendix 6 .



- 3.14. To compound matters, a certificate of the lawful proposed development was granted by SE/11/01064 to confirm that: 'the works to the soakaway amounted to the lawful commencement of applications SE/94/1935 and SE/98/1775 so the permission is still extant. A copy of this permission is attached as Appendix 7.
- 3.15. The location of the excavated corners of the house and soakaways issued a certificate by way of SE/11/01064 are shown on a topographical survey dated 26 April 2012. An extract is attached as Appendix 8.
- 3.16. The mobile home was relocated to its present position and was granted a Certificate of Lawful Use in 2012 by reference SE/12/00524/LDCEX and a copy of the decision notice and LPA issues plan is attached at Appendix 9.

4. Conclusion

- 4.1. The Supporting Statement has set out the case that there is clear, concise and consistent evidence that demonstrates that the dwelling is approved by virtue of SE/98/1775 and not the outline application, SE/94/1935.
- 4.2. Thus, on the balance of probabilities, and having regard to sections 171 (b) and 191 (b) of the Town and Country Planning Act 1990, the construction and use of the dwelling for unrestricted occupancy constitutes lawful development.
- 4.3. It is therefore respectfully requested that the Council issues the Certificate of Lawful Use.



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 Planning issue only, not for construction.
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THE RURAL PLANNING PRACTICE
 CIRENCESTER 01285 323200 | CRANBROOK 01580 201888
office@TheRPP.co.uk | www.theruralplanningpractice.co.uk

Client	Mr D Nicholls	
Address	Chandlers Wood Mapleton Road, Chartwell Westerham TN16 1PT	
Drawing Title	Location Plan	
Scale	1:1250 on A3	Drawing No.
Date	Jul 2021	4978 01
Rev		

ISSUE : PLANNING



SEVENOAKS DISTRICT COUNCIL

Argyle Road, Sevenoaks, Kent, TN13 1HG

Local Government Act, 1972
 Town and Country Planning Act 1990
 Town and Country Planning (General Development Procedure) Order 1995

Application Ref. No. SE/94/1935

M Kelly
 Chandlers Wood
 Mapleton Road
 Westerham
 Kent, TN16 1PT

Application accepted as valid on 11th November 1994.

PROPOSAL: One agricultural dwelling (OUTLINE)
 LOCATION: Chandlers Wood Mapleton Road Westerham

The Sevenoaks District Council, as the District Planning Authority, HEREBY GRANTS OUTLINE PLANNING PERMISSION in respect of the proposal described above SUBJECT TO THE FOLLOWING CONDITIONS:

1. Details relating to the design and external appearance of the proposed building(s) and the landscaping of the site (hereinafter called the reserved matters') shall be submitted to, and approved in writing by, the District Planning Authority before any development commences.

Reason: No such details have been submitted.

2. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture, as defined in section 336 of the Town and Country Planning Act 1990, or in forestry or a dependent of such a person residing with him or her, or a widow or widower of such a person.

Reason: This permission is granted specifically because of the special circumstances of this case; the proposal would otherwise be contrary to the policies of the Development Plan.

3. Notwithstanding the provisions of any Development Order, no extension or external alteration shall be carried out to the dwelling hereby permitted without the prior written permission of the District Planning Authority.

Reason: In the interests of the visual amenities of the area.

4. Notwithstanding the provisions of any Development order no boundary walls or fences shall be erected within the site without the prior written permission of the District Planning Authority.

Reason: In the interests of the visual amenities of the area.

Dated: 30th August 1994

Signed:

Local Government Act, 1972
 Town and Country Planning Act 1990
 Town and Country Planning (General Development Procedure) Order 1995

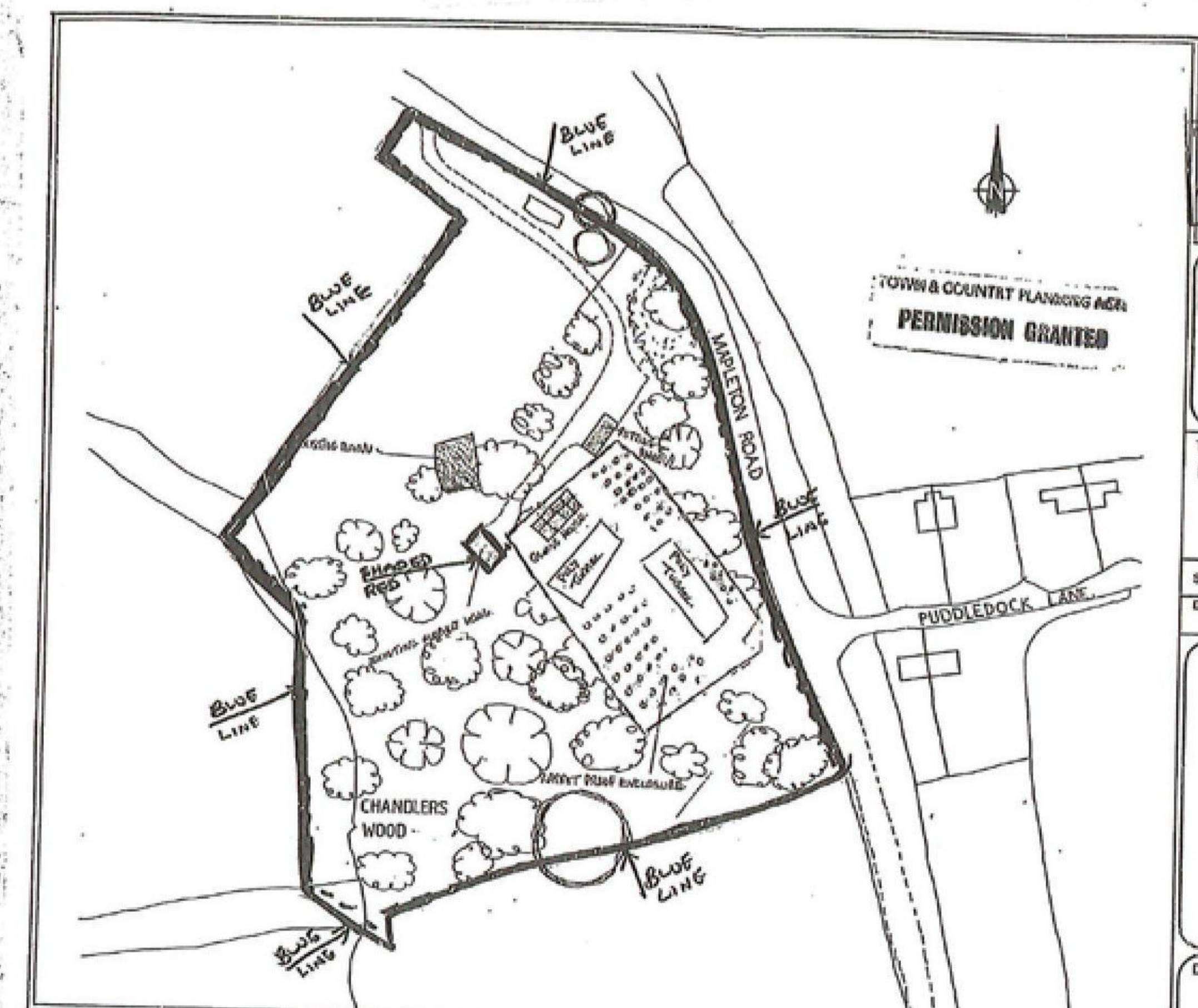
Application Ref. No. SE/94/1935

Planning Director
 (The proper officer of the authority)

IMPORTANT. This is a planning permission granted under the Town and Country Planning Act and does not operate so as to grant any lease, tenancy or rights of occupation of or entry on to the land to which it refers, nor does it dispense with the need to comply with any other enactment, bye-law or provision whatsoever.

THE APPLICANTS ATTENTION IS DRAWN TO THE ATTACHED NOTES.

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SE/94/1535

Planning Application Form 1
PLEASE READ ACCOMPANYING NOTES FIRST
COMPLETE IN BLOCK LETTERS

FOR OFFICE USE ONLY

JOINT CHECKED	FEE ENC. <input checked="" type="checkbox"/>	AMOUNT ENC. £70.00	FEE REG. NO. 102213
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1A Name and Address of Applicant
MICHAEL KELLY
HANDLEAS WOOD
MAPLETON RD, WESLEYTON
KENT, T.N.16 1PT.
No. 0732-866152

1B Name and Address of Agent
SEVENOAKS DISTRICT COUNCIL
Name for Contact: _____
Tel. No: 0732-260710
26 OCT 1994

Address of the Application Site
AS ABOVE

Description of Proposed Development
ONE AGRICULTURAL DWELLING

4. Type of Application PLEASE TICK ONE BOX

A AN APPLICATION FOR NEW BUILDING WORKS

B A FULL APPLICATION FOR A CHANGE OF USE ONLY WHICH DOES NOT INVOLVE ANY BUILDING WORKS AT PRESENT

C A FULL APPLICATION FOR CHANGE OF USE AND NEW BUILDING WORKS

D AN OUTLINE APPLICATION FOR NEW BUILDING WORKS (ANSWER QUESTION 5)

E AN APPLICATION FOR APPROVAL OF RESERVED MATTERS OF A PREVIOUS OUTLINE PERMISSION (ANSWER QUESTION 6) REF NO. _____ CONDITION NO. _____

F AN APPLICATION FOR REMOVAL/VARIATION OF CONDITION(S) OF A PREVIOUS PLANNING PERMISSION REF NO. _____ CONDITION NO. _____

G AN APPLICATION FOR RENEWAL OF A TEMPORARY PLANNING PERMISSION REF NO. _____

WOULD YOU BE PREPARED TO ACCEPT A TEMPORARY PERMISSION? YES NO

5. Outline Applications - IF YOU TICKED D IN QUESTION 4 PLEASE TICK ONE OR MORE BOXES THE FOLLOWING MATTERS ARE RESERVED FOR FUTURE CONSIDERATION

EXTERNAL APPEARANCE MEANS OF ACCESS SITING LANDSCAPING DESIGN

6. Reserved Matters IF YOU TICKED E IN QUESTION 4 PLEASE STATE WHICH RESERVED MATTERS ARE TO BE DEALT WITH IN THIS APPLICATION

7. Access and Public Rights of Way

WILL THE PROPOSAL INVOLVE THE CONSTRUCTION OF A NEW VEHICULAR ACCESS?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
OR ALTERATION OF AN EXISTING VEHICULAR ACCESS?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
AND/OR THE CREATION OR ALTERATION OF A PEDESTRIAN ACCESS?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
ARE THERE ANY PUBLIC RIGHTS OF WAY WITHIN THE SITE?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

Trees WILL THE PROPOSAL INVOLVE THE FELLING OF ANY TREES? YES NO

Drainage - The method of foul sewage disposal must be given here (e.g. main drainage, cesspool, septic tank)
WILL THE FOUL SEWAGE BE DEALT WITH? AS EXISTING (as existing/proposed)

WILL THE SURFACE WATER BE DISPOSED OF? AS EXISTING (as existing/proposed)

Spoil WOULD SPOIL/DEMOLITION RUBBLE (IF ANY) WOULD RESULT FROM THE PROPOSAL (Y/N) m³
WOULD THE SPOIL/DEMOLITION RUBBLE BE DISPOSED OF? _____

Existing Uses PLEASE STATE EXISTING USE(S) OR, IF VACANT, THE LAST USE(S) OF THE SITE
AGRICULTURAL HOLDING - see HOEDICULTURE NURSERY
RESIDENTIAL, STATE EXISTING NUMBER OF DWELLINGS ONE modern house

Site Area IS THIS THE SITE AREA? 5.4 ACRES Hectares
PLEASE SHOW THE SITE BOUNDARIES (INCLUDING PROPOSED ACCESS TO IT AND SIGHT LINES) ON THE ATTACHED PLANS EDGED IN RED

Other land DO YOU OWN OR CONTROL ANY ADJOINING LAND? YES NO
PLEASE SHOW THIS LAND ON THE SUBMITTED PLANS EDGED IN BLUE

Declaration to be completed by all applicants
I am the only owner of all the land complete certificate A otherwise complete certificate B as appropriate
I enclose the fee of £70.00 by cheque P.O. No. 200457 / cash
I enclose P.O.s to be made payable to Sevenoaks District Council to ensure cash payments are received and a copy is attached to your application.
Signed M.P. Kelly Date 25th October 1994

Owners Certificate UNDER ARTICLE 12A OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED) CERTIFICATE A
I hereby state:
On the day 21 days before the date of the accompanying application nobody except the applicant was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.
Signed _____ Date 25th October 1994

Additional Information
DOES THE PROPOSAL INCLUDE INDUSTRY, OFFICES, WAREHOUSING, DRAGAGE OR SHOPS? YES NO
IS THE PROPOSAL FOR AN AGRICULTURAL DWELLING OR FOR EXTRUDED MATERIALS? YES NO



Mr M Kelly
Chandlers Wood
Mapleton Road
Westerham
Kent
TN16 1PT

353
Mr J M Read
JMR/pawSE/94/1935
28th June 1997

Dear Mr Kelly

Town & Country Planning Act 1990
Outline Planning Permission for an Agricultural Dwelling
Chandlers Wood, Mapleton Road, Westerham.

I note from my records that the above decision notice dated 30th August 1995 omits a condition requiring the submission of reserved matters within a specified time.

In accordance with S.92 of the above Act I write to confirm that the outline planning permission ref. SE/94/1935 dated 30th August 1995 is deemed to be granted subject to the following conditions:-

- (a) that, in the case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and
- (b) that the development to which the permission relates must be begun not later than-
 - (i) the expiration of five years from the date of the grant of outline planning permission; or
 - (ii) if later, the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

I also note that the application site outlined red in your application drawing .40. 8905 comprises the 'footprint' of the existing mobile home, and that siting of the dwelling is not a matter reserved by the outline planning permission. Any application for approval of reserved matters under the above permission will therefore need to show a dwelling sited within the area outlined red comprising the 'footprint' of the existing mobile home as shown on that plan.

I look forward to the receipt of any application for approval of reserved matters in accordance with the above conditions on the outline planning permission prior to 30th August 1998.

Yours sincerely

J M Read
Senior Planning Assistant

JMR



SEVENOAKS DISTRICT COUNCIL
Argyle Road, Sevenoaks, Kent, TN13 1HG

Local Government Act, 1972
Town and Country Planning Act, 1990
Town and Country Planning (General Development Procedure) Order 1995

Application Ref. No. SE/98/1775

Mr M Kelly
c/o David Fry Architects Ltd
3 Shepherds Hill
Colemans Hatch
East Sussex. TN7 4HN

Application accepted as valid on 21st August 1998.

PROPOSAL: Erection of new dwelling to replace mobile home. As amended by revised plans received 27.10.99.

LOCATION: Chandlers Wood Mapleton Road Westerham

The Sevenoaks District Council, as the District Planning Authority, HEREBY APPROVES THE DETAILS DESCRIBED ABOVE, subject to the following conditions;

- No development shall take place until samples of all materials to be used in the external construction of the development have been submitted to, and approved in writing by, the District Planning Authority; the development shall be constructed in accordance with approved materials.

Reason: To ensure a satisfactory appearance on completion of the development.

Dated: 6th January 2000

signed *Jean Morgan*

Jean Morgan
Strategic Services Director
(The proper officer of the authority)

INFORMATIVE:

The applicant is reminded of the continuing effect of conditions 3 and 4 of the outline permission.

0000 00 18 0737

Planning Application Form 1

PLEASE READ ACCOMPANYING NOTES FIRST AND COMPLETE IN BLOCK LETTERS

SE/98/1775

FOR OFFICE USE ONLY (NOV/1994)			
JOINT CHEQUE	FEE ENC.	AMOUNT ENC.	FEE REG. NO.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	190.00	PA/464/2

1A. Name and Address of Applicant

Mr M Kelly
CHANDLERS WOOD
MAPLETON ROAD
WESTERHAM
Tel. No. [REDACTED]

1B. Name and Address of Agent

DAVID FRY ARCHITECTS LTD
3 SHEPHERDS HILL, COLEMAN
HATCH, E. SUSSEX TN7 4HN
Name for Contact: DAVID FRY
Tel. No. [REDACTED] 822034.

2. Address of the Application Site

CHANDLERS WOOD, MAPLETON ROAD
WESTERHAM, KENT TN16 1PT.

3. Description of Proposed Development

ERECTOR OF NEW DWELLING TO
REPLACE MOBILE HOME.

SEVENOAKS DISTRICT COUNCIL
RECD 21 AUG 1998
PLANNING & TRANSPORTATION DEPT.

4. Type of Application PLEASE TICK ONE BOX

- A AN APPLICATION FOR NEW BUILDING WORKS
- B A FULL APPLICATION FOR A CHANGE OF USE ONLY WHICH DOES NOT INVOLVE ANY BUILDING WORKS AT PRESENT
- C A FULL APPLICATION FOR CHANGE OF USE AND NEW BUILDING WORKS
- D AN OUTLINE APPLICATION FOR NEW BUILDING WORKS (ANSWER QUESTION 5)
- E AN APPLICATION FOR APPROVAL OF RESERVED MATTERS OF A PREVIOUS OUTLINE PERMISSION (ANSWER QUESTION 6) REF NO. SE 94/1935 CONDITION NO. 1
- F AN APPLICATION FOR REMOVAL/VARIATION OF CONDITION(S) OF A PREVIOUS PLANNING PERMISSION REF NO. _____ CONDITION NO. _____
- G AN APPLICATION FOR RENEWAL OF A TEMPORARY PLANNING PERMISSION REF NO. _____

WOULD YOU BE PREPARED TO ACCEPT A TEMPORARY PERMISSION? YES NO

5. Outline Applications - IF YOU TICKED D IN QUESTION 4 PLEASE TICK ONE OR MORE BOXES

THE FOLLOWING MATTERS ARE RESERVED FOR FUTURE CONSIDERATION

EXTERNAL APPEARANCE MEANS OF ACCESS SITING LANDSCAPING DESIGN

6. Reserved Matters

IF YOU TICKED E IN QUESTION 4 PLEASE STATE WHICH RESERVED MATTERS ARE TO BE DEALT WITH IN THIS APPLICATION

DESIGN/SITING/LANDSCAPE/EXTERNAL APPEARANCE.

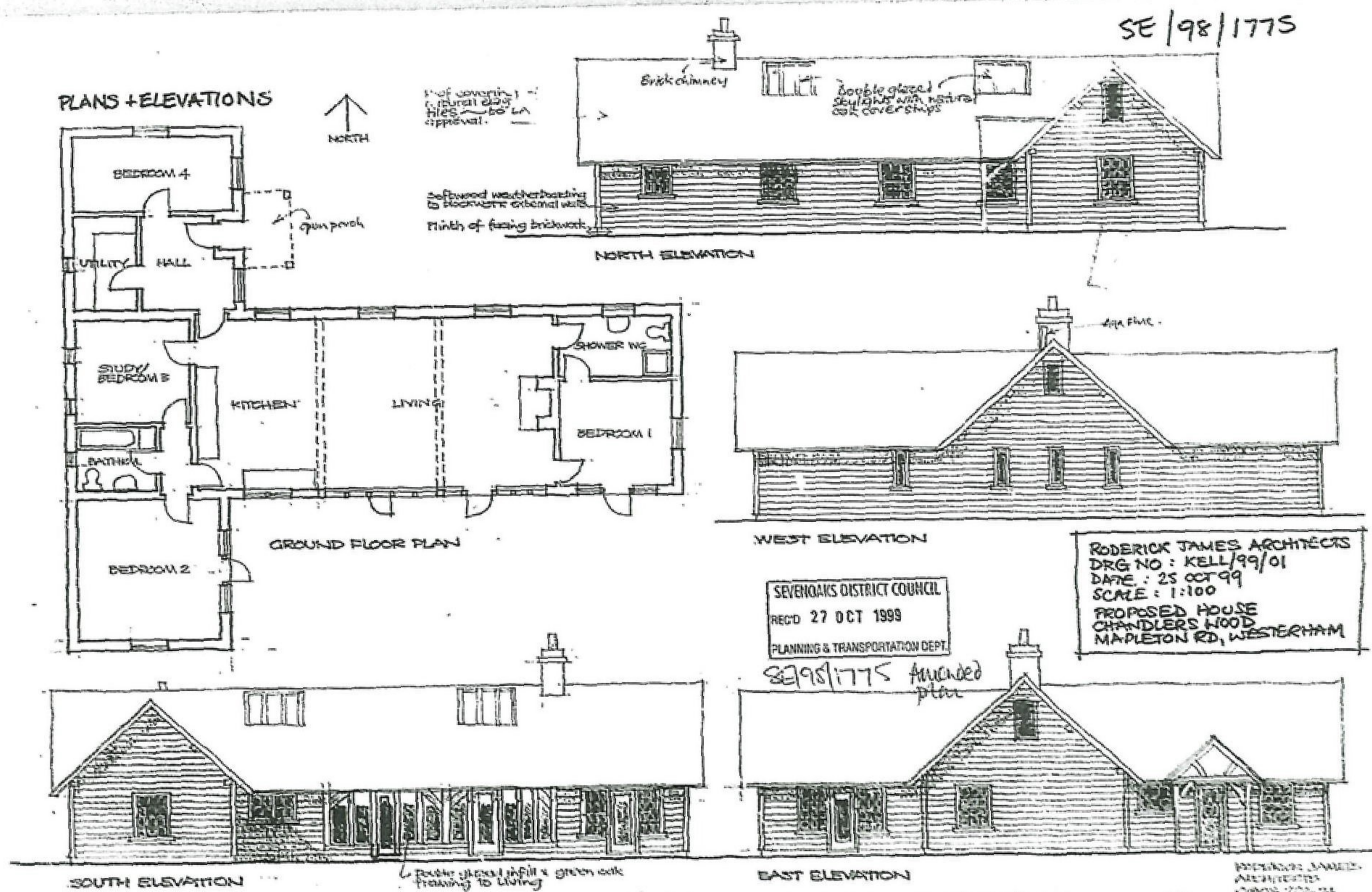
7. Access and Public Rights of Way

WILL THE PROPOSAL INVOLVE THE CONSTRUCTION OF A NEW VEHICULAR ACCESS? YES NO

OR ALTERATION OF AN EXISTING VEHICULAR ACCESS? YES NO

AND/OR THE CREATION OR ALTERATION OF A PEDESTRIAN ACCESS? YES NO

ARE THERE ANY PUBLIC RIGHTS OF WAY WITHIN THE SITE? YES NO



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Scale	10m	1inch	6inches	150m
1:50	0.2metres	4.7ft	25ft	7.5metres
1:100	1metre	8.3ft	50ft	15m
1:200	2m	16.7ft	100ft	30m
1:500	5m	42ft	250ft	75m
1:1250	12.5m	104ft	625ft	187.5m
1:2500	25m	208ft	1250ft	375m
1:10000	100m	823ft	100yards	1500m

B - Barn shown on SE/94/1935

M - Mobile Home shown on SE/12/00524/LDCEX

E - Excavation shown SE/11/01064/LDCPR



Google Earth 1990



Google Earth 2003




Google Earth 2005



Google Earth 2013



Strategic Services Director :
Jean Morgan


Sevenoaks
DISTRICT COUNCIL

Michael Kelly
Chandlers Wood
Mapleton Road
Westerham
Kent
TN16 1PT

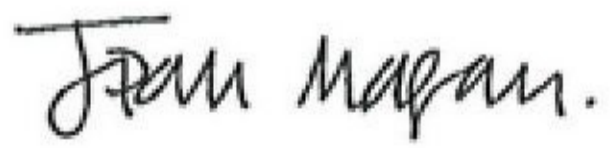
SE/01/02419/DETAIL
Valid on 16th November 2001

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995
APPROVAL OF DETAILS

Site : Chandlers Wood Mapleton Road Westerham

Development : Details pursuant to condition 1 of SE/98/1775, in respect of materials.

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY APPROVES the details described above, in accordance with the application and plans submitted therewith, UNCONDITIONALLY.



SIGNED
Jean Morgan
Strategic Services Director

DATED: 22nd November 2001

25 x 10



Deputy Chief Executive and
Director of Community and Planning Services:
Kristen Paterson



Mr Michael Kelly
C/O Howard Sharp And Partners LLP
125 High Street
Sevenoaks
Kent
TN13 1UT

SE/11/01064/LDCPR
Valid on 28th April 2011

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

GRANT OF CERTIFICATE OF LAWFUL PROPOSED USE/DEVELOPMENT

Site : Chandlers Wood Mapleton Road Westerham KENT TN16 1PT
Development : Completion of project in accordance with approved plans ref:
99/01B (revision removed porch on east elevation).

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY CERTIFY, that on the date of the application given above, that the use/development described in the First Schedule, in respect of the land specified in the Second Schedule and stippled grey on the attached plan was lawful within the meaning of Section of the Town & Country Planning Act 1990 (as amended), for the following reason(s):

- 1) The works for the soakaway amounted to the lawful commencement of applications SE/94/1935 and SE/98/1775 and these permissions have been implemented and can be lawfully completed.

FIRST SCHEDULE

- 1) Proposed completion of project in accordance with approved plans ref: 99/01B (revision removed porch on east elevation) pursuant to applications SE/94/1935 and SE/98/1775 for outline permission and reserved matters.

SECOND SCHEDULE

- 2) Chandlers Wood, Mapleton Road, Westerham, Kent, TN16 1PT

Chief Executive: Robin Hales
Community & Planning Services, PO. Box 183, Argyle Road, Sevenoaks, Kent TN13 1GN
e-mail: community@planning.services@sevenoaks.gov.uk www.sevenoaks.gov.uk
Telephone: 01732 227000 Fax: 01732 451332 DX 30006 Sevenoaks
Switchboard Times: Monday - Thursday 8.45 a.m. - 5.00 p.m. Friday 8.45 a.m. - 4.45 p.m.



11/01064/LDCPR

Page 1 of 2

Kristen Paterson

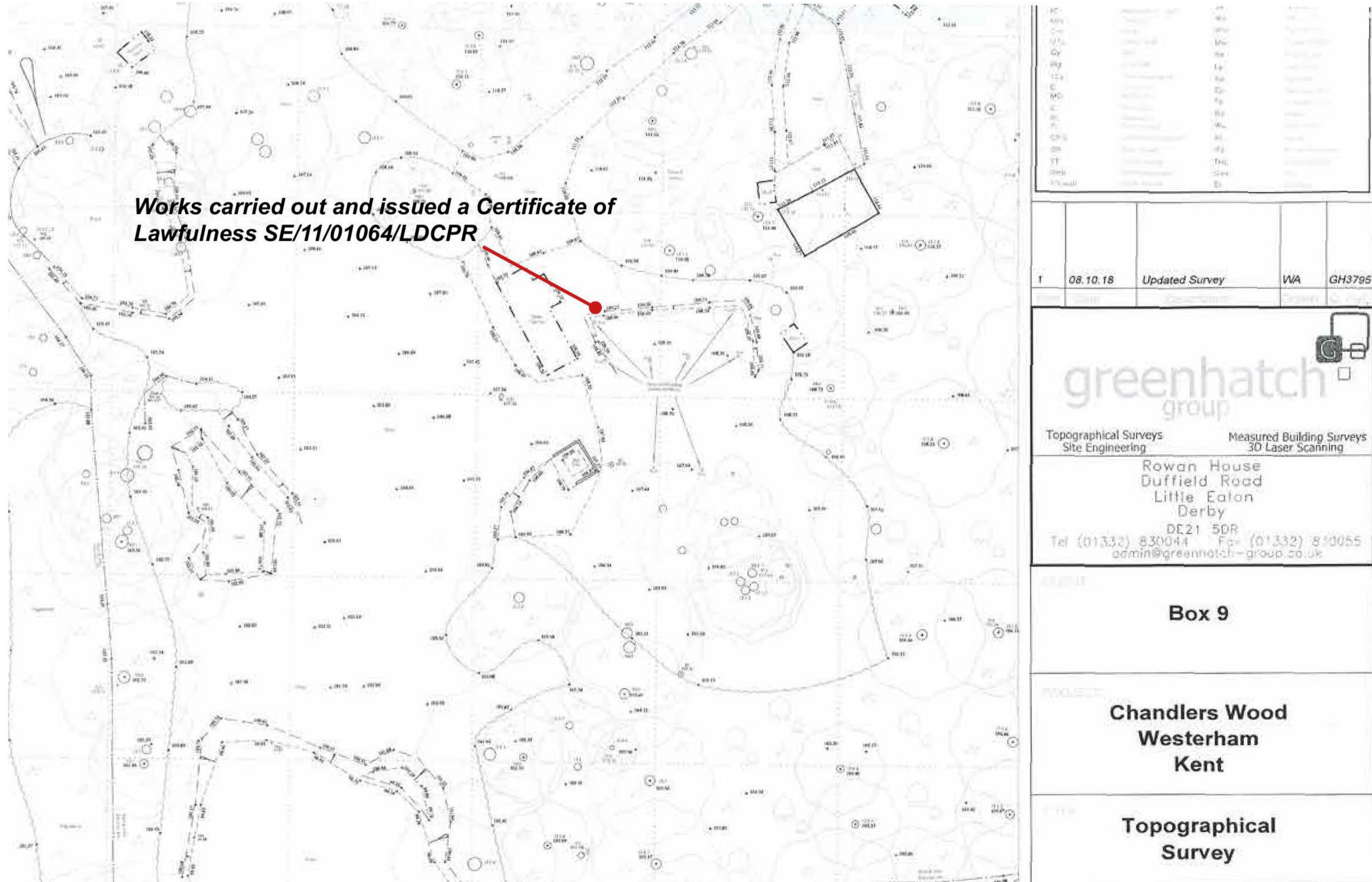
Kristen Paterson
Community and Planning Services Director DATED THIS: 20th day of July 2011

INFORMATIVES

1. This certificate is issued solely for the purpose of section 191/192 of the Town & Country Planning Act 1990 (as amended).
2. It certifies that the use/development specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

11/01064/LDCPR

Page 2 of 2





Deputy Chief Executive and
Director of Community and Planning Services:
Kristen Paterson



Mr Adam White
C/O Brachers LLP
Somerville House
59 London Road
Maidstone
Kent
ME16 8JH

SE/12/00524/LDCEX
Valid on 28th March 2012

TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010

GRANT OF CERTIFICATE OF LAWFUL EXISTING USE/DEVELOPMENT

Site : Chandlers Wood Mapleton Road Westerham KENT TN16 1PT

Development : Residential mobile home for a period of 10 years

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY CERTIFY, that on the date of the application given above, that the existing use/development described in the First Schedule, in respect of the land specified in the Second Schedule and stippled grey on the attached plan was lawful within the meaning of Section 191 of the Town & Country Planning Act 1990 (as amended), for the following reason(s):

- 1) Evidence shows that the mobile home has been stationed and used without planning permission for in excess of 10 years and is immune from planning enforcement action. On the balance of probability, lawfulness has been demonstrated.

FIRST SCHEDULE

- 1) Siting of a mobile home

SECOND SCHEDULE

Chief Executive: Robin Hales
Community & Planning Services, P.O. Box 183, Argyle Road, Sevenoaks, Kent TN13 1GN
e-mail: community&planning.services@sevenoaks.gov.uk www.sevenoaks.gov.uk
Telephone: 01732 227000 Fax: 01732 451332 DX 30906 Sevenoaks
Switchboard Times: Monday - Thursday 8.45 a.m. - 5.00 p.m. Friday 8.45 a.m. - 4.45 p.m.



1200524/LDCEX

Page 1 of 3

- 1) Red line shown on drawing No.8905Chandlers WoodMapleton RoadWesterhamKent TN16 1PT

Kristen Paterson

Kristen Paterson
Community and Planning Services Director DATED THIS: 11th day of June 2012

INFORMATIVES

1. This certificate is issued solely for the purpose of section 191/192 of the Town & Country Planning Act 1990 (as amended).
2. It certifies that the use/development specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

