

**IN THE MATTER OF THE LAWFUL USE
FOR OFFICE PURPOSE OF AN
EXISTING BUILDING
AT
THE HENDEN MANOR ESTATE
IDE HILL
SEVENOAKS
TN14 6LA**

**STATUTORY DECLARATION OF
MRS R LOVEGROVE**

SEPTEMBER 2021

I RONI LOVEGROVE of Henden Manor, Ide Hill, Sevenoaks TN14 6LA do solemnly and sincerely declare as follows:

1. My husband, Martin Lovegrove and I bought the Henden Manor Estate in June 1997. The Estate comprised Henden Manor, a moated manor house dating from the 15th/16th century and which is a Grade II Listed Building, together with over 200 hectares of agricultural land. At the time the Henden Manor Estate operated as a dairy farm with some 120 pedigree Holstein Friesian livestock. In addition to the moated Manor House the estate also comprised a substantial range of other buildings comprising original farm buildings arranged mainly in a quadrangle, an oast house, 5 cottages and a very sizeable collection of more modern dairy sheds.
2. The original brick farm buildings were mainly either redundant or little used.
3. Towards the end of 1997 we asked an Architect and a Planning Consultant to advise on alternative uses for the original farm building and this led to the submission of a planning application and an application for Listed Building consent to Sevenoaks Council (97/2341 and 97/2342). The application was for the, 'change of use of the redundant farm buildings to Class B1(a) and B1(b) with ancillary communal kitchen and meeting room. Alteration to buildings, provision of parking and landscaping'. The Council asked us to enter into a Legal Agreement which would prevent the farm yard buildings being sold off separately from the Estate. We agreed with this and entered into the Agreement under Section 106 and planning permission and Listed Building consent were then granted in December 1998.
4. Subsequently, our builder, Robert Theobald submitted details of the fenestration to Sevenoaks Council and this was approved I believe in early May 2000.
5. Our builder started work on the conversion and there was correspondence from a Mrs Kerry, the Planning Officer at Sevenoaks Council saying that it was acceptable to delay submission of landscaping details whilst the first phase of development was underway. We completed the first phase of the conversion works at the end of 2000. The works had been inspected throughout by Sevenoaks Building Control and I remember that we paid a final invoice for the Building Control inspections, which I believe was about in October 2000. No doubt all of these documents and information will be recorded at the Council.

6. With the first phase of the office conversion complete, we moved the farm offices, the boardroom and other ancillary facilities such as a gym into the converted offices in early 2001. I attach as **Exhibit 1** some photographs that we took at the time of the conversion. We planned to rent the offices but 2 months later foot and mouth disease hit and we decided that so long as we had a pedigree herd we could not risk bio-security and we kept the office for ourselves.
7. We insured the offices through NFU Insurance and Andrew Siggs was our local insurance agent. Attached as **Exhibit 2** is a letter from Andrew confirming that he has been visiting the Estate for 25 years and that the first phase of conversion is used as the farm office and board room and is insured as such.
8. All of our heating systems on the Estate are maintained by Pegrums Limited. Attached at **Exhibit 3** is a letter from Michael Pegrum confirming that he has been visiting us at the site for 18 years and that our office conversion has always been used for offices and indeed is still used as such.
9. During the building works to convert the offices, my husband made certain minor internal changes to the layout and we thought that these had been approved by the Council. I understand now that actually the approval only related to the Building Regulations. It was only when we submitted a planning application for the conversion and redevelopment of the Quadrangle and the existing office building that we were advised that the office conversion had not been done in accordance with the original planning permission. However, I can confirm that the use of the building that is the subject of this application has been in use for office purposes with ancillary facilities, including my husband's gym, continuously since 2001.

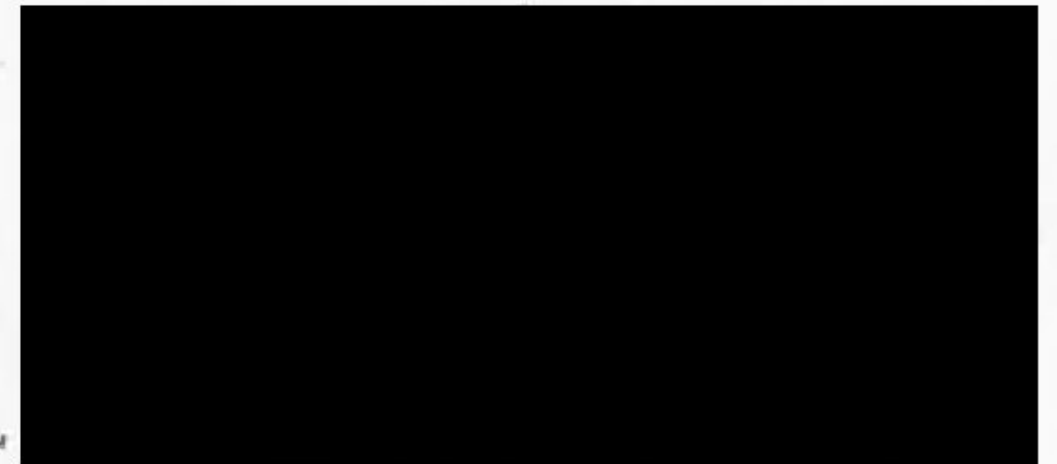
AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declaration Act 1835.

Declared at:


HENRY MANOR, IDE HILL

In the County of KENT

This 3rd day of OCTOBER 2021



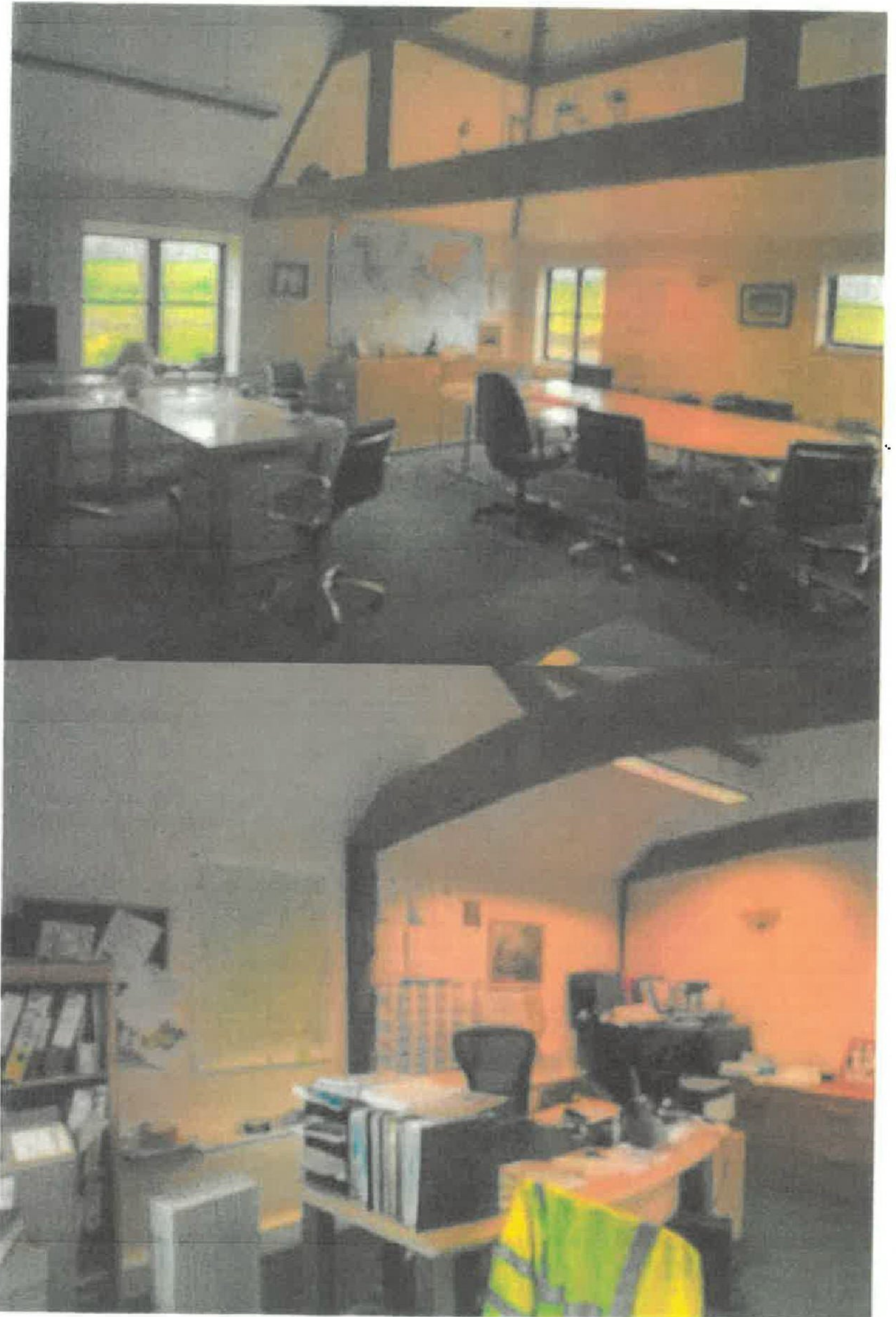
Before me:

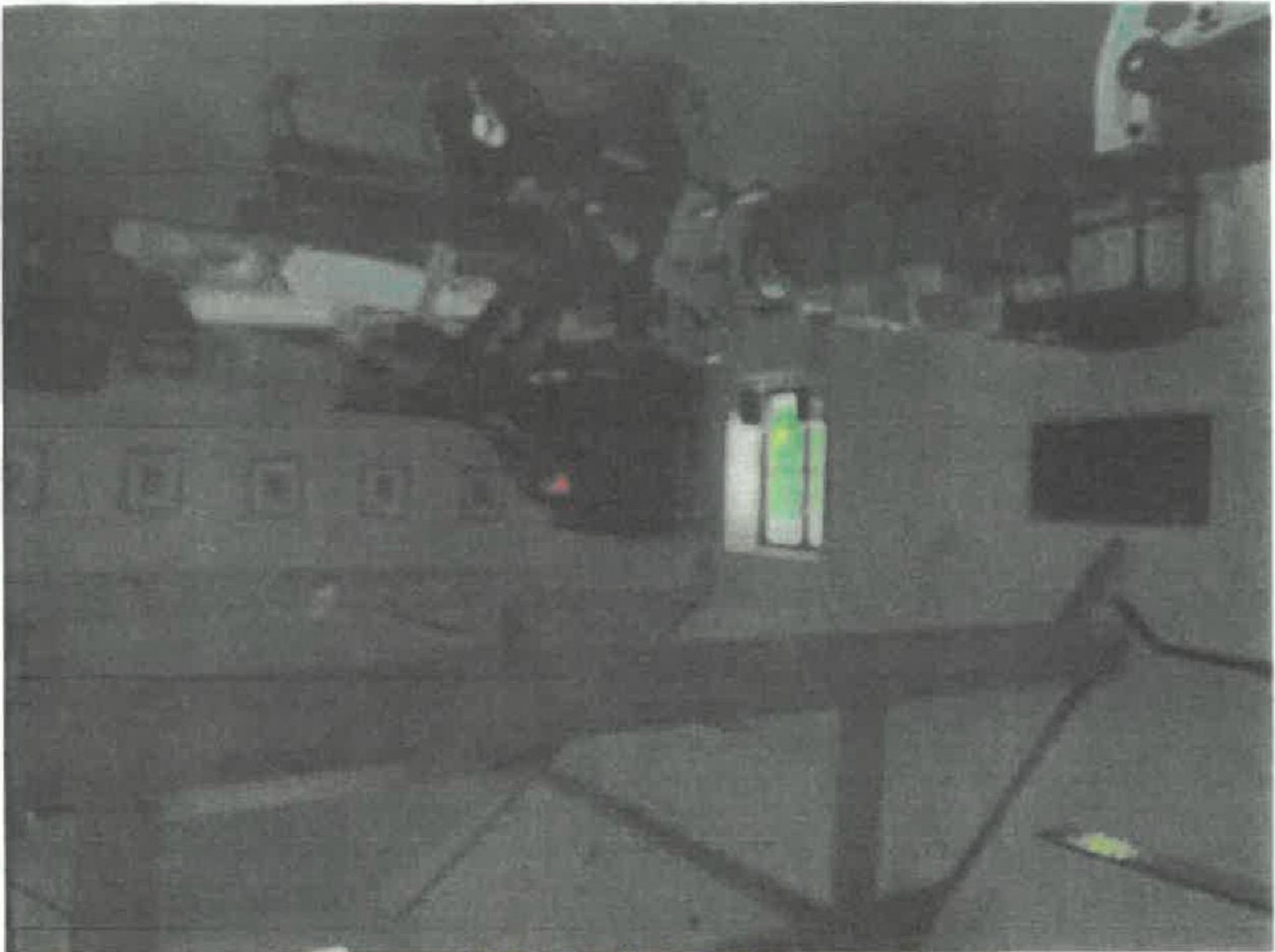

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(CHRISTIN BERNARD DAVY)

Solicitor/Commissioner for Oaths

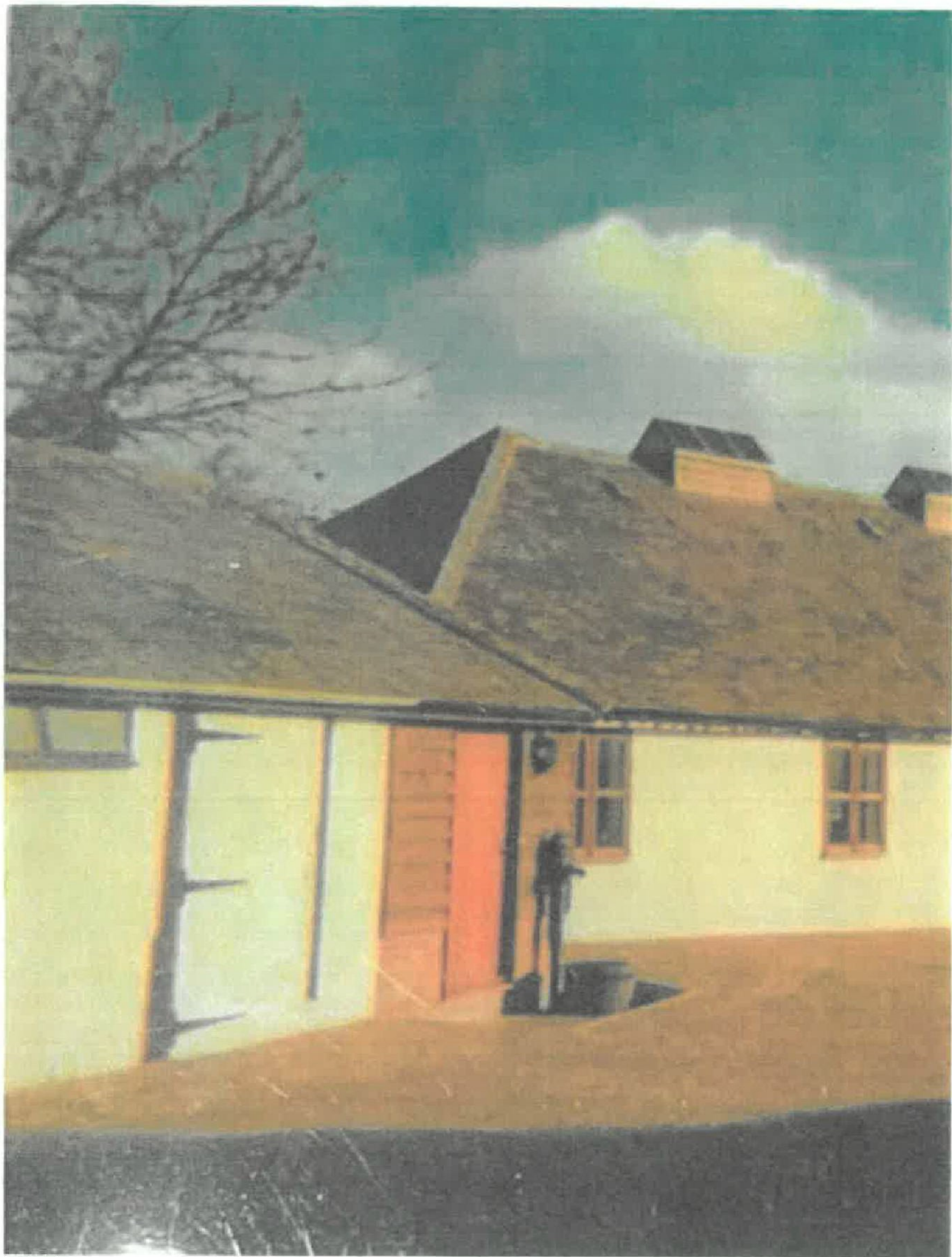
BTWAMS, LINDEN ROAD, DUNTON GREEN
SEVENOAKS, KENT TN13 2TQ

EXHIBIT 1





Boardroom



Outside.

EXHIBIT 2

Sevenoaks District Council – Planning Department
Council Offices
Argyle Road
Sevenoaks
TN13 1HG

February 2021

Re: Henden Manor Estate Farm Office, Ide Hill, Sevenoaks, Kent TN14 6LA – Previously The Old Dairy. REF: Henden 97/02342

I am an Agent for NFU Insurance and in that capacity have visited Henden Manor Estate for 25 years. I can confirm the building is being used as a Farm Office, it has and is still insured as such through ourselves.

Signature

Andrew Siggs,

Address

Williamson Farm
For Elm
TNS 6EN

Date _____

17/2/2021

EXHIBIT 3

Sevenoaks District Council - Planning Department
Council Offices
Argyle Road
Sevenoaks
TN13 1HG

February 2021

**Re: Henden Manor Estate Farm Office, Ide Hill, Sevenoaks, Kent TN14 6LA -- previously
the Old Dairy REF: Henden 87/02342**

I am a Director of Pegrum Ltd, we maintain the heating systems in all of the properties at
Henden Manor Estate including the boiler in the Estate Farm Office installed by Bob Theobald
during the conversion. I have been travelling to the site for 18 years and can confirm that the
building above has always, and is still being used as a Farm Office.

Signed



Michael Pegrum

Address ...Unit 12 Gaza Trading Estate ...

...Tonbridge, Kent ...

...TN11 8PL ...

Date12.02.2021.....