

**WITNESS STATEMENT IN SUPPORT OF AN APPLICATION FOR A LAWFUL
DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OR DEVELOPMENT**

IN CONNECTION WITH

THE EXISTING SWIMMING POOL, POOL HOUSE AND PLANT ROOM

AT

**BLACK HOUSE
SOUTHERNDEN ROAD
EGERTON
ASHFORD
TN27 9BT**

Prepared by:

Phil Plant BSc (Hons) MRICS

Rural Planning Consultant

Mid West Planning Ltd

18 Church Street

Shifnal

Shropshire

Tf11 9AA

AUGUST 2022

WITNESS STATEMENT OF FELICITY SIMS

This statement is made in conjunction with a planning application for a Certificate of Lawful Existing Use and development made to Maidstone Borough Council in respect of the development consisting of, a swimming pool, pool house and plant room, considered to be lawful at The Black House.

1. My name is Felicity Sims. I own solely the property known as the Black House, Southernden Lane, Egerton, Ashford, TN27 8BT.
2. I exhibit hereto marked FS1 an extract of the Site Plan '101528 SIMS 003 PL02 - R0 - Site Plan' which identifies the extent of the property.
3. I exhibit hereto marked FS2 an aerial photograph of the site which shows the swimming pool development present on 01/01/2006.
4. I exhibit hereto marked FS3 an aerial photograph of the site which shows the swimming pool and pool house development present on 21/04/2007.
5. I exhibit hereto marked FS4 an aerial photograph of the site which shows the swimming pool and pool house development present on 07/03/2011.
6. I exhibit hereto marked FS5 an aerial photograph of the site which shows the swimming pool and pool house development present on 09/07/2013.
7. I exhibit hereto marked FS6 an aerial photograph of the site which shows the swimming pool and pool house development present on 20/04/2015.
8. I exhibit hereto marked FS7 an aerial photograph of the site which shows the swimming pool and pool house development present on 05/05/2018.
9. I exhibit hereto marked FS8 an aerial photograph of the site which shows the swimming pool and pool house development present on 23/04/2020.

10. I exhibit hereto marked FS9 an aerial photograph of the site which shows the swimming pool and pool house development present on 23/09/2021.
11. I exhibit hereto marked FS10 an quotation from A.T. Palmer Ltd. for building works to the swimming pool paving, shelter and plant room etc, dated 3rd September 1999
12. I exhibit hereto marked FS11 the penultimate invoice from A.T. Palmer Ltd. For building works to pool house. Dated 13th February 2007.
13. I exhibit hereto marked FS12 the summary of invoices from A.T. Palmer Ltd. For building works to pool house. Dated 17th April 2007.

STATEMENT OF TRUTH

I believe the facts stated in this witness statement are true.

Signed

[Redacted Signature]

Felicity Sims

Dated 30.8.22

Felicity Sims

EXHIBIT FS1

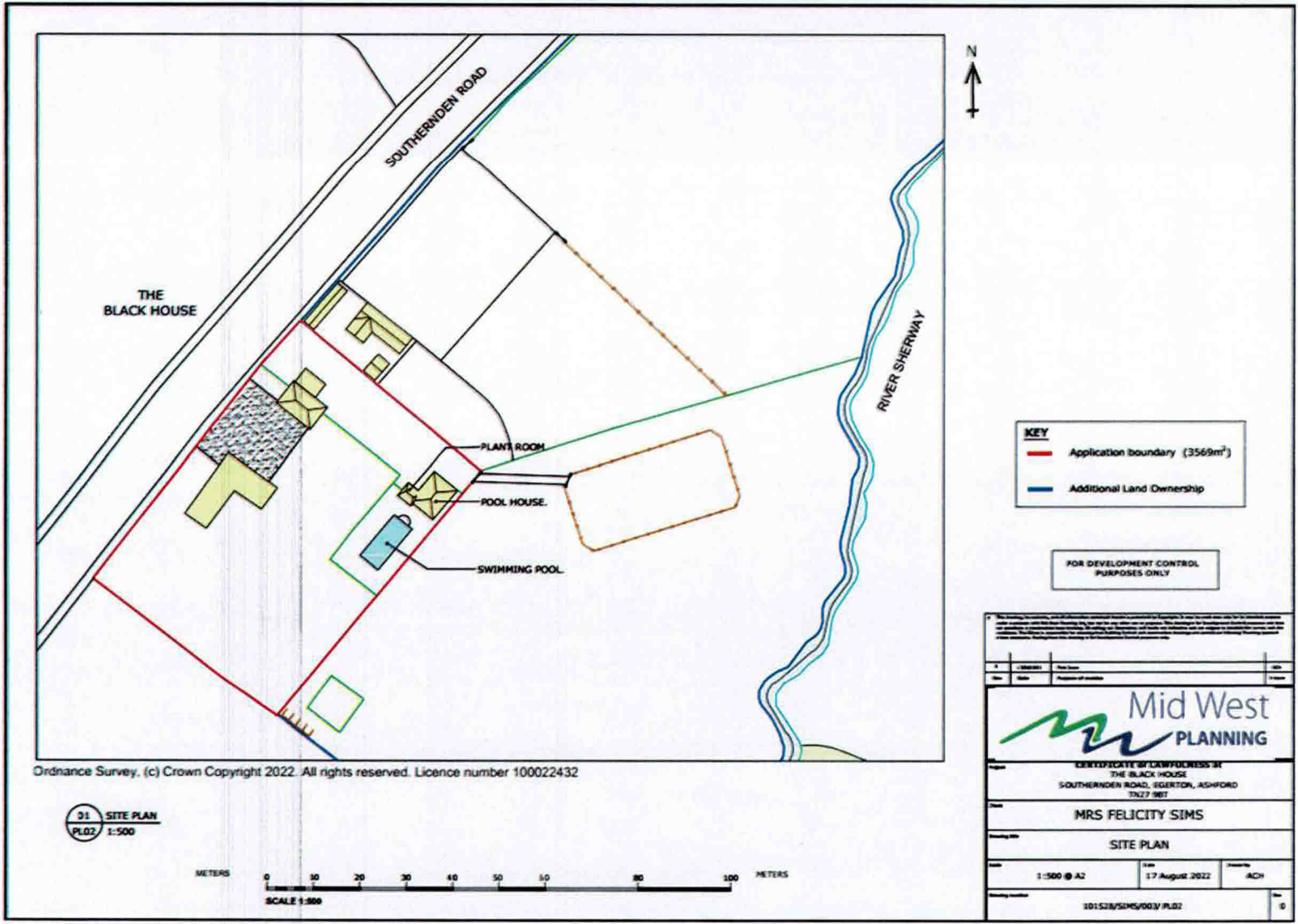
This is the exhibit FS1 referred to in the Witness Statement of Felicity Sims

Signed

[Redacted Signature]

Dated.....

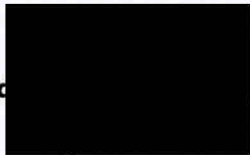
30.8.22



Felicity Sims

EXHIBIT FS2

This is the EXHIBIT FS2 referred to in the Witness Statement of Felicity Sims

Signed 

Dated.....30.8.22.....




Plate Two: Aerial photo from 01/01/2006 showing subject development and change of use.

Felicity Sims

EXHIBIT FS3

This is the EXHIBIT FS3 referred to in the Witness Statement of Felicity Sims

Signed 


Dated.....30.8.22.....



Felicity Sims

EXHIBIT FS4

This is the EXHIBIT FS4 referred to in the Witness Statement of Felicity Sims

Signed 

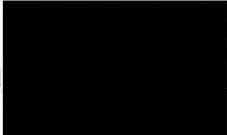
Dated 30.8.22



Felicity Sims

EXHIBIT FS5

This is the EXHIBIT FS5 referred to in the Witness Statement of Felicity Sims

Signed 

Dated 30.8.22



Felicity Sims

EXHIBIT FS6

This is the EXHIBIT FS6 referred to in the Witness Statement of Felicity Sims

Signed




Dated.....30.8.22.....



Felicity Sims

EXHIBIT FS7

This is the EXHIBIT FS7 referred to in the Witness Statement of Felicity Sims

Signed 


Dated..... 30.8.22



Felicity Sims

EXHIBIT FS8

This is the EXHIBIT FS8 referred to in the Witness Statement of Felicity Sims

Signed 


Dated 30-8-22



Felicity Sims

EXHIBIT FS9

This is the EXHIBIT FS9 referred to in the Witness Statement of Felicity Sims

Signed 


Dated..... 30.8.22



Felicity Sims

EXHIBIT FS10

This is the EXHIBIT FS10 referred to in the Witness Statement of Felicity Sims

Signed 

Dated.....30.8.22.....



A. T. PALMER (BUILDERS & CONTRACTORS) LTD.

M. F. N. PALMER M. A. PALMER, L.T.O.B.
P. E. T. SCRIVENS

RESTORATION SPECIALISTS

REGISTERED OFFICE: 32, WHEELER STREET

HEADCORN · KENT

TN27 9SL

REG. NO. 538257-ENGLAND

TELEPHONE HEADCORN 890666



ELECTRICAL CONTRACTORS

(N.I.C.E.I.C. APPROVED)

DECORATING

SIGNWRITING

VAT REG. NO. 205 4887 70

BUILDERS
(N.R.B.C. REG.)
HEATING ENGINEERS
ARCHITECTURAL DESIGN DEPT
FAX (01622) 891154

Mr & Mrs M. Simms
The Black House
Southernden Road
Egerton
Kent

ESTIMATE

3rd September 1999

Dear Mr & Mrs Simms

Re: Swimming Pool Paving, Shelter & Plant Room Etc

I have pleasure in enclosing our revised sketch as promised and also our budget brake down for all the items as we now see them against the altered areas.

We will be pricing this in more detail once Michelle has drawn the project to scale later next week.

Peter has had a word with us and I have said I would copy this to him. I am aware that gas heating is not an option as far as you are concerned

| | | |
|---|--|-----------|
| A | Pool shelter and plant room made from 'Lenham Fencing Panels' plus 'Dover Roof Trusses' and nib tile roof Also concrete floor to plant room | £6,000.00 |
| B | Random pattern, simulated York stone paving laid on type 1 Stone base with slabs fully bedded and pointed to all the Areas as shaded on the sketch | £5,500.00 |
| C | Build 'Old brick wall' to end of pool together with pr of gates And oak curved beam over | £6,750.00 |
| D | To excavate for and supply 2 No 8' 0" Dia by 2' 0" deep Concrete rings together with concrete slab to form a hollow Soakaway for pool back wash | £1,000.00 |
| E | To running new electric supply to plant room to meet the Pool requirements of 45amps plus your lights and power point | £2,250.00 |
| F | To supply, run etc 4No light around pool together with a Power Point to the covered area and comply with special pool Regs | £0,750.00 |



A.T. PALMER (BUILDERS & CONTRACTORS) LTD.
RESTORATION SPECIALISTS



Mr Mrs M Simms Continued

| | | |
|---|--|---------------|
| G | To dig and run a 4" flexible land drain from edge of pool to Stream at bottom of field of approx 4 feet deep to free outfall | £2,000.00 |
| H | To dig in and run 1/2" water supply from adjacent water main into plantroom | £0,500.00 |
| J | to forming louvered vents to plant room walls for ventilation | £0,100.00 |
| | Contingency sum | say £1,000.00 |
| | Approximate VAT element will be | £4,350.00 |

I hope the above meets with your approval and I await your further instructions

Yours Sincerely,




M A Palmer
A T Palmer [Builders & Contractors] Ltd

Felicity Sims

EXHIBIT FS11

This is the EXHIBIT FS11 referred to in the Witness Statement of Felicity Sims

Signed 

Dated.....*30.8.22*.....



A. T. PALMER (BUILDERS & CONTRACTORS) LTD.
RESTORATION SPECIALISTS
SMARDEN ~ KENT
 TN27 8QL



E-mail: info@atpalmer.co.uk
 Tel: 01233 770077 or Fax: 770030

INVOICE NO 39151

Mrs. F. Sims
 The Black House
 Grigg Lane
 Egerton
 Kent
 TN27 9BJ

Date: 13th February 2007


Job No: C631

| <u>Description of Work:</u> | | VAT | TOTAL |
|---|-----------------------|----------|-----------|
| RE: POOL HOUSE CAR PORT - PENULTIMATE INVOICE | | | |
| May we please have payment for works carried out as our letter dated 9 th February 2007. | | | |
| Pool House works to date | £60,500.00 | | |
| Car Port completed | £10,500.00 | | |
| Toilet and Plant Room completed. | £3,271.00 | | |
| | £84,271.00 | | |
| Less invoiced to date | £88,500.00 | | |
| | £5,771.00 | 1,009.92 | £6,780.92 |

Felicity Sims

EXHIBIT FS12

This is the EXHIBIT FS12 referred to in the Witness Statement of Felicity Sims

Signed 

Dated..... 30.8.22



A. T. PALMER (BUILDERS & CONTRACTORS) LTD.

RESTORATION SPECIALISTS

SMARDEN ~ KENT

TN27 8QL

E-mail: info@atpalmer.co.uk

Tel: 01233 770077 or Fax: 770030



Mrs. F. Sims
The Black House
Grigg Lane
EGERTON
Ashford
Kent
TN27 9BJ

17th April 2007

Dear Mrs. Sims

Further to our telephone conversation earlier today please find below details of the works carried out and invoices sent.



Contracts

| | |
|-----------------------------|-------------------------|
| Pool House | £56,771.00 + VAT |
| Car Port | £10,325.00 + VAT |
| Paving | £1,880.00 + VAT |
| Additional slabs | £1,262.00 + VAT |
| Credit for slabs | £-526.20 + VAT |
| Gravel | £180.00 + VAT |
| Water ingress septic tank | £1,123.00 + VAT |
| Total contract value | £71,014.80 + VAT |

Invoice details

| <u>Invoice No.</u> | <u>Net</u> | <u>Inc. VAT</u> | <u>Status</u> |
|-----------------------|-------------------|-------------------|---------------|
| 39013 | £ 9,000.00 | £10,575.00 | Paid |
| 39028 | £10,000.00 | £11,750.00 | Paid |
| 39051 | £15,500.00 | £18,212.50 | Paid |
| 39068 | £10,000.00 | £11,750.00 | Paid |
| 39084 | £ 7,000.00 | £ 8,225.00 | Paid |
| 39114 | £ 7,000.00 | £ 8,225.00 | Paid |
| 39151 | £ 5,771.00 | £ 6,780.92 | Outstanding |
| 39211 | £ 7,270.00 | £ 8,542.25 | Outstanding |
| 39226 | £ -346.00 | £ -406.55 | Outstanding |
| 39246 | £ -180.20 | £ -211.73 | Outstanding |
| Total invoiced | £71,014.80 | £83,442.39 | |

Reg. No. 538257 - England - Registered office: Smarden Business Estate, Monks Hill - VAT REG NO: 211488770
Directors: M. A. Palmer B. P. Hutchinson S. R. Palmer

