



Civic Centre, St Mary's Road, Swanley, Kent, BR8 7BU  
Phone: 01322479561

[info@haskinsdesigns.co.uk](mailto:info@haskinsdesigns.co.uk) Website: [haskinsdesigns.co.uk](http://haskinsdesigns.co.uk)

## SUPPORTING STATEMENT

Mayfield Stables  
Noahs Ark  
Kemsing  
Sevenoaks  
Kent  
TN15 6PF

For

Ms S Annette

20<sup>th</sup> February 2024

Project: Mayfield Stables, Noahs Ark, Kemsing, Sevenoaks, Kent, TN15 6PF

Client: Ms S Annette

Document: Supporting Statement

Ref: JLH/ 274

<u>Issue</u>	<u>Date</u>	<u>Status</u>
--------------	-------------	---------------

### SCHEDULE OF INFORMATION

- 1.0 Introduction
- 2.0 Assessment of the Site and Surrounding Area
- 3.0 Planning History
- 4.0 Proposals

#### Appendix 'A'

Statutory Declarations from Previous Tenants.

#### Appendix 'B'

Statutory Declarations from Local Residents.

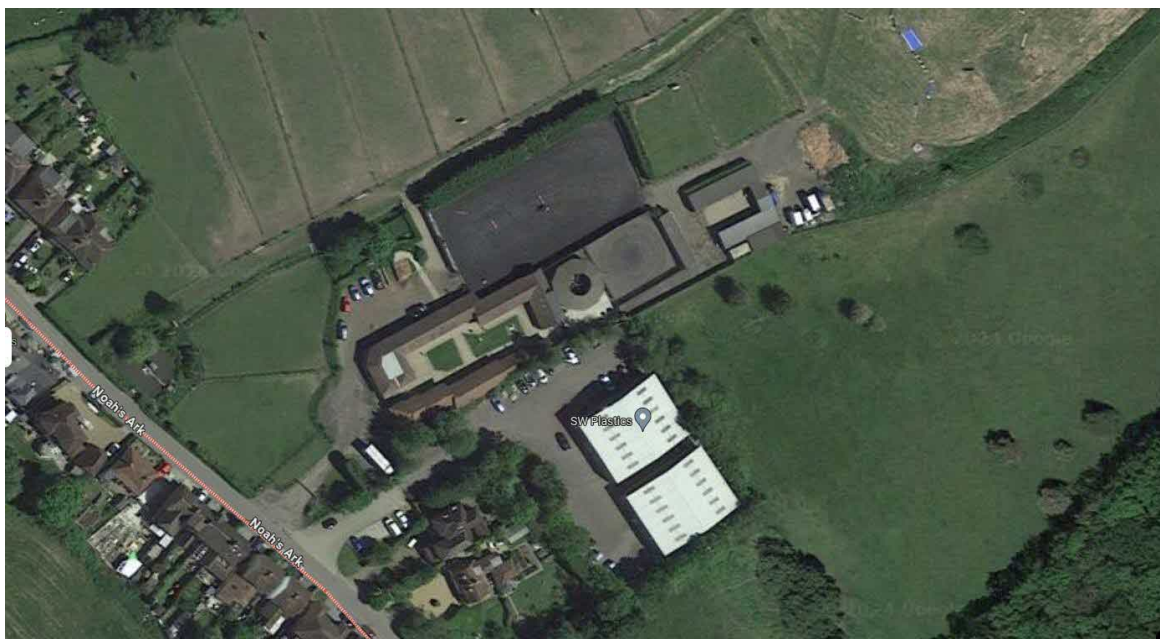
## 1.0 INTRODUCTION

- 1.1 This document has been prepared to support an application for a Lawful Development Certificate to establish the use for part of the existing building as a residential dwelling.
- 1.2 The application includes the following drawings prepared by Haskins Designs Ltd:
- a) 274-PD-01- Existing Floor plans and elevations.
  - b) 274-PD-02- Site Plan and Location Plan
  - c) Statutory Declarations from the ongoing tenants who have actually used this property as a residential dwelling, plus additional Statutory Declaration from local residents and uses of the equestrian facilities.

## 2.0 ASSESSMENT OF THE SITE AND SURROUNDING AREA

- 2.1 The residential dwelling is part of an established building that was constructed circa 2001. It forms part of the ongoing use of the site for equestrian activities. The site also contains a sand school and open space areas for grazing and general activities.
- 2.2 There is dedicated parking facilities next to the building which has direct access onto the public highway of Noah's Ark to the South of the site.
- 2.3 The following aerial view and general photographs show more details of the property, adjoining buildings and the site and surrounding area.

Aerial View



External View of the Residential Dwelling



General Views of the Adjoining Stable Block







Internal Photos of the Residential Dwelling



Kitchen/Diner



First Floor Bathroom



2.4 The residential dwelling is located on the South eastern wing of the building and has been actively used for residential property since 2010. Full details of the occupancy of the property are given in the accompanying Statutory Declarations.

### 3.0 PLANNING HISTORY.

3.1 The following planning applications have been identified as being relevant to this property.

Demolition and redevelopment of existing stables and ancillary buildings  
Ref. No: 00/00049/FUL | Status: Granted

Details pursuant to condition 2 (material) of planning permission SE/01/00049  
Ref. No: 01/00553/DETAIL | Status: Granted

Demolition and redevelopment of existing stables and ancillary buildings (part retrospective amendments to SE/00/00049)  
Ref. No: 01/01998/FUL | Status: Granted

Details pursuant to conditions 6 & 7 of SE/01/01998, in respect of vehicle parking arrangements and details of storage & disposal of manure.  
Ref. No: 01/02367/DETAIL | Status: Granted

Timber hay store.  
Ref. No: 96/02179/HIST | Status: Withdrawn

Retention of existing sand school.  
Ref. No: 98/00157/HIST | Received: Tue 06 Jan 1998 | Status: Granted

3.2 This shows that the main building was approved in 2000-2001 and coincides with our timber frame for construction and use.

### 4.0 THE PROPOSALS

4.1 The proposals seek a Lawful Development Certificate for the retention of the part of the existing building as a separate residential dwelling.

4.2 From the information that has been gathered, it is clear that this part of the building has been actively used specifically for residential occupation since 2010 until the present day.

4.3 The submission includes a number of Statutory Declarations from the tenants who occupied the building from 2010 until July 2023, when the current owner moved into the property. Furthermore, there are also Statutory Declarations from other local residents and users of the equestrian facilities during this period.  
There is clear and conclusive evidence therefore, that the residential use of this part of the building has been actively used for this purpose consistently during this 14 year time span and on this basis, a Lawful Certificate should be granted accordingly.