

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 21 March 2024



Email: planning@folkestone-hythe.gov.uk

Mr R J C Thompson
C/o Mr Martin Page
7 Forest Road
Tunbridge Wells
TN2 4TT

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): SECTION 191
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39**

CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING)

APPLICATION NUMBER: 24/0006/FH

The Folkestone & Hythe District Council hereby certifies that on 25 January 2024 the development described in the First Schedule hereto in respect of the property specified in the Second Schedule hereto and shown edged red on the site plan attached hereto (the Site Plan) **is lawful** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

Reasons

- 1 The evidence submitted by the applicant, together with evidence from the Council, is sufficiently precise to demonstrate that, without planning permission, the property outlined in red on the submitted site location plan was converted over 4 years ago and has been used as two independent flats, for a continuous period in excess of the four (4) year period. As such, the lawful use has been demonstrated on the balance of probabilities under Section 191 of the Town and Country Planning Act 1990 (as amended).
- 2 The plans and documents accompanying this application are as follows:

Statement as to Lawfulness 20.12.23 (Received: 02/01/2024)
Rental Income History Schedule (Received: 02/01/2024)
Aerial Views (Received: 02/01/2024)
Sworn Statement of RJT (Received: 02/01/2024)
Invoices (Received: 02/01/2024)
1874 Rev 01A Site Location and Existing plans & Elevations (Received: 25/01/2024)

A handwritten signature in black ink, appearing to read 'Hypocrite'.

Issued by the Chief Planning Officer

First Schedule	Lawful development certificate (existing) for the continued use and conversion of a farm building to two self-contained flats
Second Schedule	Belgar Farm, Romney Road, Lydd, Romney Marsh, TN29 9LS

Notes:

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule which has taken / is 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 development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

PLEASE SEE THE ATTACHED PLAN

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