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6 September 2017

Dear Sirs

**Reference Number: CU/TH17/0210 – Application for a Lawful Development Certificate for the Use of Mockett Cottage, East Northdown, Margate as a Separate Dwelling**

We are instructed by Mr William Friend of East Northdown Farm, Margate and it has come to our client's attention via a search of the planning register that his neighbour, Mr Miles, has made an application for a Lawful Development Certificate in respect of the above Mockett Cottage which adjoins his main residence of East Northdown House.

Our client wishes to make representations against the grant of such a Certificate because the Applicant has not established that the property has been separately and independently used as a separate dwelling for more than 10 years.

Mockett Cottage has only been used as an annex to East Northdown House and used by members of Mr Miles' family, for example his daughter has been living there with her young baby.

Your Council I wrote to Mr Miles advising that the use of the cottage had to be incidental to the use of East Northdown House itself. We enclose a copy of a letter dated 29<sup>th</sup> February 2008 together with the planning committee report of October 1999 making it clear that Mockett Cottage was a caretaker's cottage within the curtilage of East Northdown House (see under the heading site, location, description). On the third page under the heading "comments" it is stated that the owner of East Northdown House has confirmed that the use of the building which is currently ancillary to East Northdown House (namely Mockett Cottage) would remain ancillary to East Northdown House being occupied by persons who are employed as service staff of the main house. It was noted that if the use of the property changed then planning permission would be required.

It should be noted that since that report in 1999 the situation with regard to Mockett Cottage and its use has not changed and it has not been occupied as a separate dwelling and it is not therefore possible for your Council to grant a Certificate of Lawful Use.

Please therefore confirm that Thanet District Council will not grant a Certificate of Lawful Use for this application and that it will be refused. Please confirm that Notice of Refusal will be sent to us on behalf of our client when a decision has been made.

Yours faithfully

A handwritten signature in blue ink that reads "Furley Page". The signature is written in a cursive style with a horizontal line underneath the name.

**Furley Page LLP**

**Enclosures**