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**Subject:** L/Th/17/0092 reapplication for new door East Northdown House . L-TH-16-0976

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**From:** William Louise FRIEND (friend.northdown@btinternet.com)

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**Date:** Tuesday, 21 February 2017, 12:08

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Dear Sir ,

I refer you to my previous objection to the previous application for the insertion of a door at this point in the gable end of East Northdown House. L-TH-16-0976 that was refused. The agent , Doug Brown continues to use misleading plans that fail to show the group of 4 listed buildings East Northdown (Farm) House and cottage adjoining (aka Mockett's Cottage Annex) , East Northdown Cottage , and East Northdown Cottage Barns (now restored/ reroofed as an extension to East Northdown Cottage .) He has failed to produce an accurate plan showing the curtilage of these buildings , or a plan showing the extent of his client's land , or the proximity of other parcels - The title of East Northdown Cottage , and my title - the shared access way. By failing to do so he is deliberately trying to play down the impact that the creation of a new entry point to his building will have on the setting of the neighbouring properties and listed buildings , beyond the changes to his own property.

I notice that Mr. Miles has included a partial floor plan of the internal layout of the property . This shows that the room to which the proposed access door would be introduced has been blocked off from the main entrance hall . Clearly a beautifully proportioned georgian facade (over the mediaeval timber framed core behind) would normally have the main entrance way in the centre , then doors off the central hallway to the rooms to right and left. It is not clear when or why , or indeed whether , Mr. Miles has made this drastic alteration to the traditional and historic layout to the property , but one can only assume that it is part of his plan to convert this historic family home (of my ancestors) into a house of multiple occupation with separate units , each with separate kitchens, stairways, bedrooms, bathrooms, living areas etc., as with the Mockett's Cottage Annex . I believe it is now time that the conservation officer called for a full survey of the whole property (including the swimming pool area behind Mockett's Cottage, the recent 'castle' play area, the recent asbestos log sheds , the stable area , and open orchard area - currently being converted to further storage of building materials and vehicles under repair etc. (from Fort Hill Garage ?) , to provide a baseline for all further works. Questions should be asked of each element that appears to have been introduced since 1982 , as to whether it was carried out before or after 1986 , when the property was listed , and when the conservation area was declared . Any future works should aim to restore the original features and aid in maintaining the property as a single private dwelling and as as one of Thanet's most important historic family homes - not a house of multi-occupation , or a block of flats - of which the Cliftonville area already has plenty, and for which use the access to the property would be unsuited. Mr. Miles entered into a contract with my father to do so in 1982. Likewise the area of TPO woodland acquired by adverse possession from my aunts continues to be denuded of tree cover , without any attempt being made to replant , or protect the regrowth from grazing . It appears this area too is being 'prepared' for development.

I would urge you to refuse consent for the insertion of a new access point on the same grounds as last time , and resist all attempts to convert this property into multi or commercial use , which , I believe would spoil it's very special character as an ancient manor house and one of Thanet's 'hidden gems' and have an adverse impact of the remainder of the group of 4 listed buildings to the west of the lane , and the group of 2 to the East .

yours truly

**William Friend**

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## Attachments

- L\_TH\_16\_0976-DELEGATED\_REPORT-417598.pdf (204.43 KB)