



Application: 20240591

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

To: **Mr Lakh Kallar
C/O Mr Alfie Blagg, Savills
33 Margaret Street
London
W1G 0JD**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 19th July 2024 the use, operation or matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **WAS LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

1. Evidence has been submitted which shows that works on site lawfully commenced for the approved application reference 20211196 before the expiration date of the permission of 11 June 2024 and is immune from planning enforcement action. No other evidence is available or has been submitted to challenge this and therefore on the balance of probability, lawfulness has been demonstrated in light of Section 56 of the Town and Country Planning Act 1990 (as amended).

First Schedule

Application for a Lawful Development Certificate in respect of the existing works constituting implementation of Planning Permission Reference number 20211196 - Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans.

Second Schedule

**Bridge Bar And Club
24 Stone Street
Gravesend
Kent
DA11 0NP**

INFORMATIVES:-

1 DRAWINGS/DOCUMENTS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

- Application Form - dated 01 July 2024
- Covering Letter by Savills - dated 01 July 2024

- Supplementary Information - HSE Notification of Construction Report
- Supplementary Information - STROMA Building Control Report - dated 13 June 2024
- Supplementary Information - STROMA Site Inspection Report - dated 22 May 2024
- Supplementary Information - STROMA Building Control Invoice (28 May 2024)
- Supplementary Information - Confirmation Email of Monies Paid to GBC
- Supplementary Information - GBC Invoice (dated 21 May 2024)
- GBC Decision Notice - 20231206
- GBC Decision Notice - 20231207
- GBC Decision Notice - 20231222
- GBC Decision Notice - 20231230
- GBC Decision Notice - 20231273
- GBC Decision Notice - 20240209
- GBC Decision Notice - 20240255
- GBC Decision Notice - 20240300
- Drawing no. 5232-SLP - Rev. C - Site Location Plan (scale - 1:1250)
- Drawing no. 3582/E/01 - Existing Site Plan (scale - 1:200)
- Drawing no. 3582/C/01 - Rev. C - Proposed Site Plan (scale - 1:200)
- Drawing no. 5232-D1.11 - Rev. G - Proposed Lower Ground Floor

2 **STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING**

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 13 September 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

Your attention is drawn to the following notes

NOTES

This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

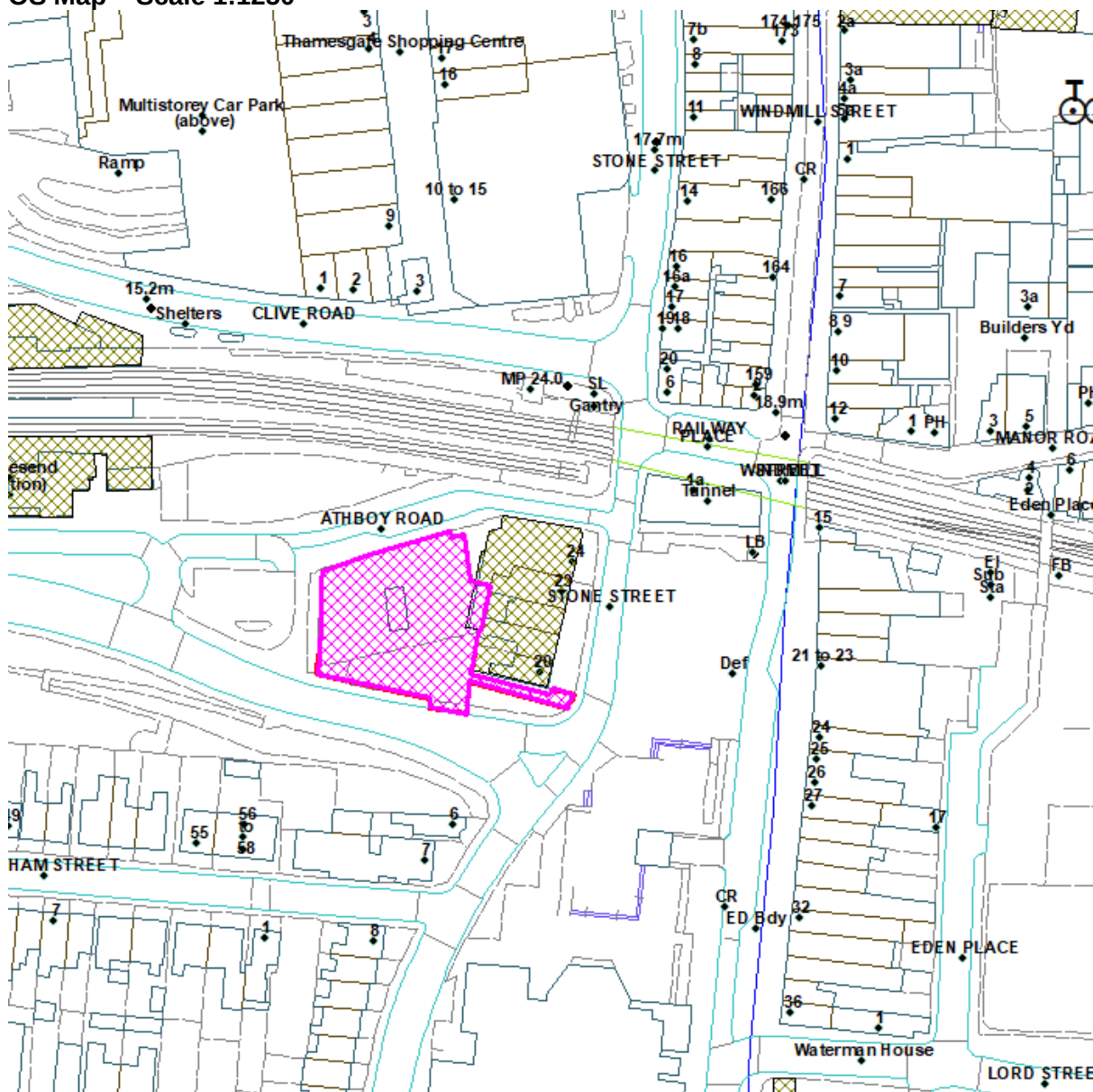
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use, operation or matter is only conclusively presumed where there has been no material change, before the use is instituted or the operation begun, in any of the other matters relevant to determining such lawfulness.

Gravesham Borough Council

Application	20240591
Site Address	Bridge Bar And Club 24 Stone Street Gravesend Kent DA11 0NP
Date	13 September 2024
PMSA Number	0100019166

OS Map – Scale 1:1250



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