



Application: 20231296

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

To: **Ms Marta Poczowska
C/O Mr J Rowland, DAC Architects
21 Stone Street
Gravesend
DA11 0NP**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 15th December 2023 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, **WOULD HAVE BEEN LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

The proposed shed, summer house, green house, car port and driveway extension would comply with the parameters set out in Classes E & F of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. As such planning permission would not be required and a lawful development certificate can be granted.

First Schedule

Application for a Lawful Development Certificate in respect of the proposed erection of shed, summer house, greenhouse and car port with drive-way extension.

Second Schedule

**Home Acre
Melliker Lane
Meopham
Gravesend
Kent
DA13 0HY**

INFORMATIVES:-

1 DECISION PLANS

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

Application form;
Drawing no. D-02 - Outbuildings;
Drawing no. D-03 - Plans As Existing;
Drawing no. D-10 - Site Location Plan, Block Plan, Outbuildings Existing & Proposed; and
Design & Access Statement.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

Dated: 9 February 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

NOTES

This certificate is issued solely for the purpose of Section 192 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 would have been 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.

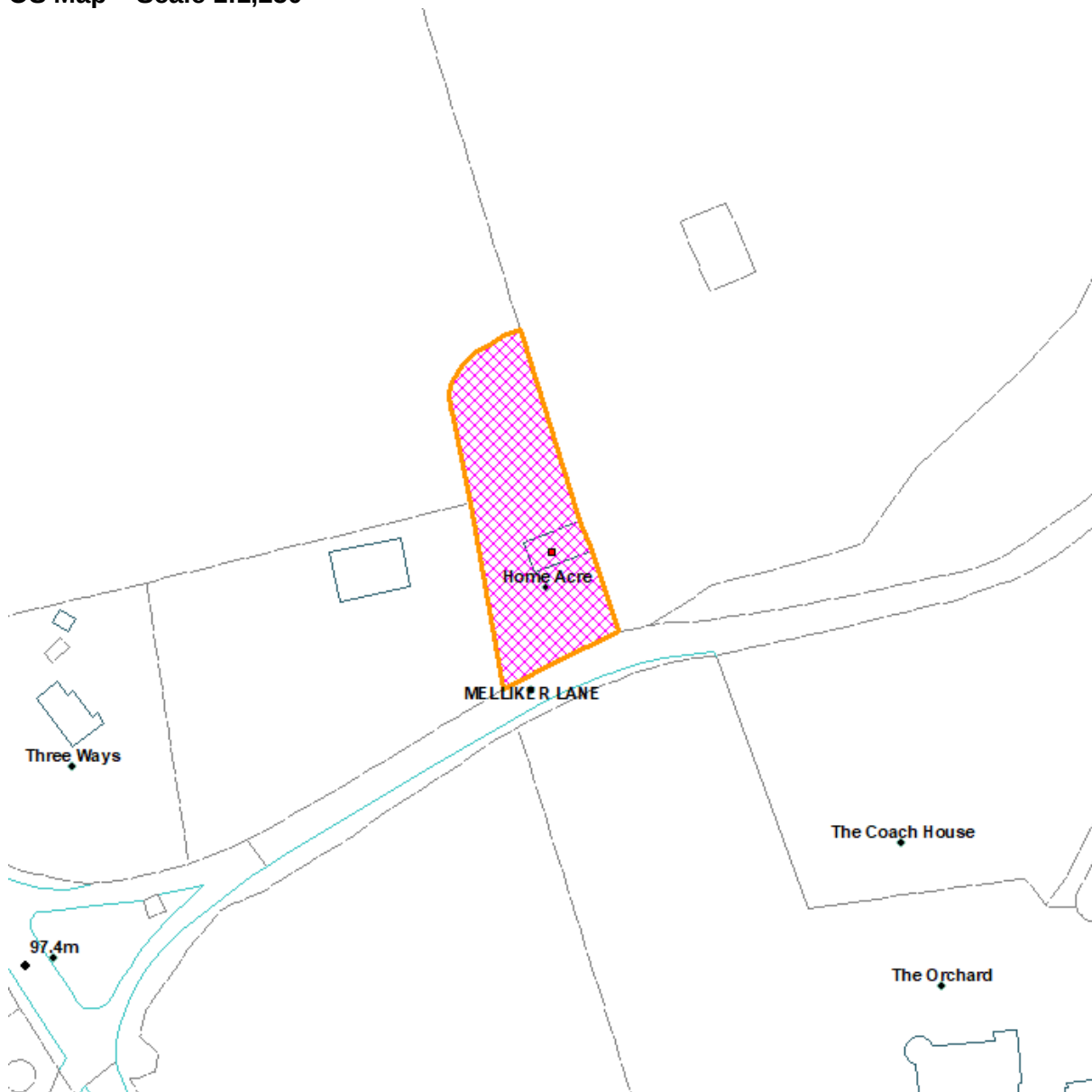
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20231296
Site Address	Home Acre Melliker Lane Meopham Gravesend Kent DA13 0HY
Date	9 February 2024
PMSA Number	0100019166

OS Map – Scale 1:1,250



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