



Application: 20240206

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

To: **Meadow Heights Properties Ltd.
C/O Mr Shailender Nagpal, Design And Plan Consultants Ltd
93 Cotmandene Crescent
Orpington
Kent
BR5 2RA**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 12th March 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. Gravesham Borough Council is satisfied that sufficient evidence has been provided to conclude, that each of the three flats benefits from planning permission and that on the balance of probabilities, the use of the building as three self-contained flats is lawful in planning terms. The Borough Council is satisfied that the use of the building is exempt from enforcement action by reason of Section 171B(3) of the Town and Country Planning Act 1990, as amended. The development is therefore lawful by reason of Sections 191(2) and (3) of the Town and Country Planning Act 1990 (as amended) and a Certificate of Existing Lawful Use can be granted.

First Schedule

The existing use of the dwelling house converted into three self-contained flats.

Second Schedule

**57 Lower Range Road
Gravesend
Kent
DA12 2QL**

INFORMATIVES:-

1 DECISION PLANS

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

- Application form.
- Letter from Gravesham Borough Council Empty Homes Team to Meadow Heights Properties dated 22 May 2023.
- Site location plan (1:1250).
- Drawing no. 02 - Existing Floor Plans.
- Drawing no. 03 - Existing Elevations.

Dated: 5 November 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	20240206
Site Address	57 Lower Range Road Gravesend Kent DA12 2QL
Date	5 November 2024
PMSA Number	0100019166

OS Map – Scale 1:1250



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