



Application: 20231196

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

To: **Mr Adeyemi Babatunde, Exclusive Allied Services Limited
C/O Mr Akin Lisk-Carew, LCA Design And Build
20-22 Made Simple Group
Wenlock Road
Hackney
London
N1 7GU**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 27th November 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 small HMO falls within the limits set out in Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, planning permission is not required.

First Schedule

Application for a Lawful Development Certificate for proposed change of use of a dwellinghouse (use class C3) to small HMO (use class C4) for up to 6 people.

Second Schedule

**20 Albion Road
Gravesend
Kent
DA12 2SR**

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to grant this application was taken in relation to the following plans and documents:

Application form
Drawing no. 100 Rev. A (Location Plan)
Drawing no. 101 Rev. A (Existing and Proposed Block Plan)
Drawing no. 102 Rev. A (Existing Floor Plan)
Drawing no. 103 Rev. A (Existing Elevations)
Drawing no. 104 Rev. A (Proposed Floor Plans)
Drawing no. 105 Rev. A (Proposed Elevations)

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 HOUSES IN MULTIPLE OCCUPATION LICENCE

Buildings, houses and flats which have been converted into HMOs are regulated by local authorities to ensure they are properly constructed, managed and maintained. All HMOs must comply with the local authority's adopted standards for HMOs and other HMO related regulations. HMOs occupied by five or more persons will require a licence from the local authority. Please contact Gravesham Borough Council's HMO Team for further details or through the following link: <https://www.gravesham.gov.uk/licensing/houses-multiple-occupation-1/2>.

Dated: 22 January 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

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.

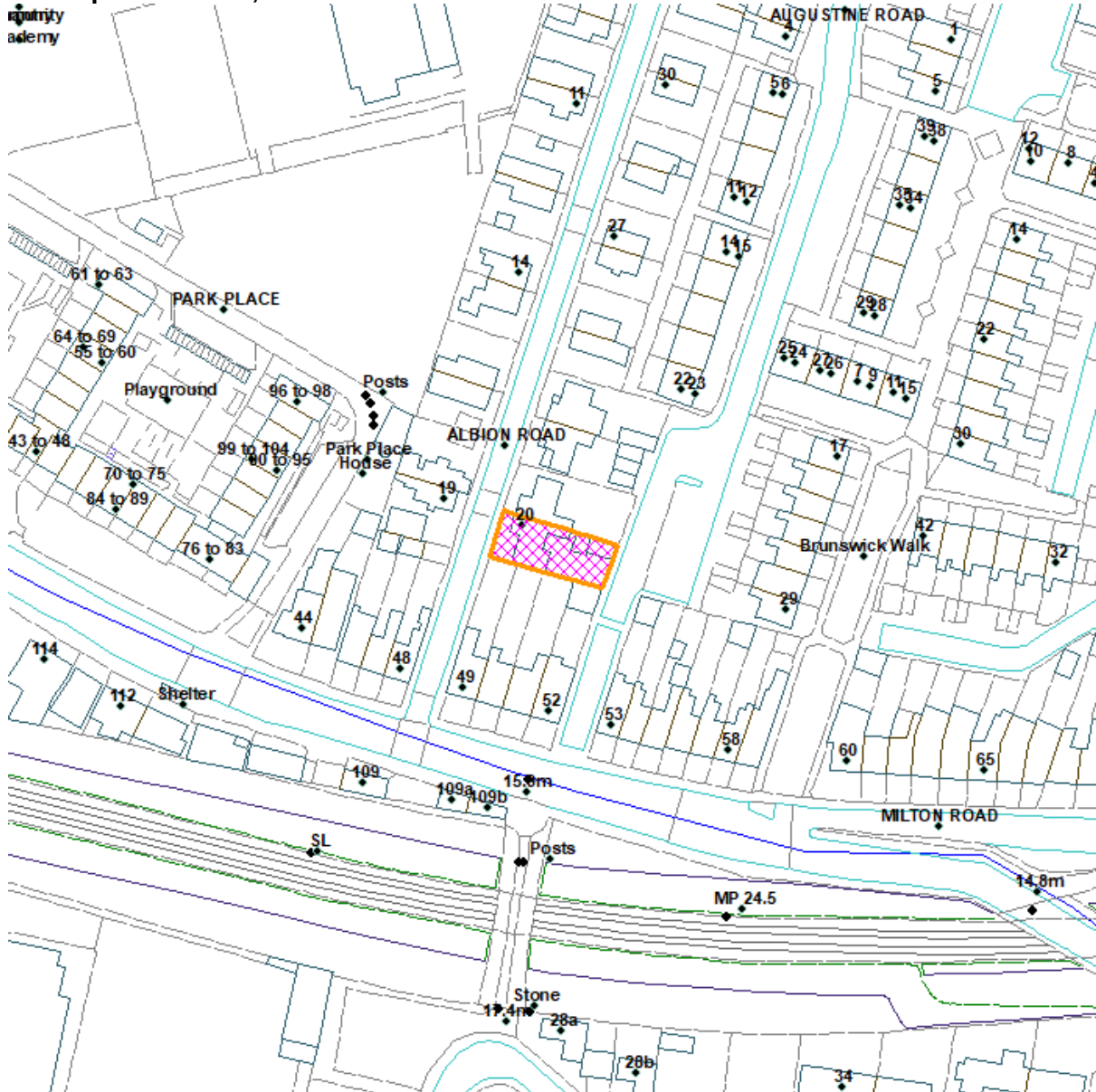
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20231196
Site Address	20 Albion Road Gravesend Kent DA12 2SR
Date	22 January 2024
PMSA Number	0100019166

OS Map – Scale 1:1,250



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