



**Application: 20240092**

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

To: **Mr J Batchelor**  
**C/O Mr John Tomlin, Kentec Draughting Services Ltd**  
**10-12 High Street**  
**Snodland**  
**Kent**  
**ME6 5DF**

**CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT**

**GRAVESHAM BOROUGH COUNCIL** hereby certify that on 1st February 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, **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):-

1. The proposed outbuilding complies with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required and a Lawful Development Certificate can be granted.

*First Schedule*

**Erection of an outbuilding with roof lights.**

*Second Schedule*

**Whitegates**  
**Old Watling Street**  
**Higham**  
**Rochester**  
**Kent**  
**ME2 3UF**

**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. 7321-P-01 Issue D - Proposed Plans and Elevations;
- Drawing no. 7321-P-02-1 Issue A - Existing Block Plan;
- Drawing no. 7321-P-03 Issue A - Site Location Plan;
- Drawing no. 7321-P-02 Issue A - Proposed Block Plan.

Dated: 27 March 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.

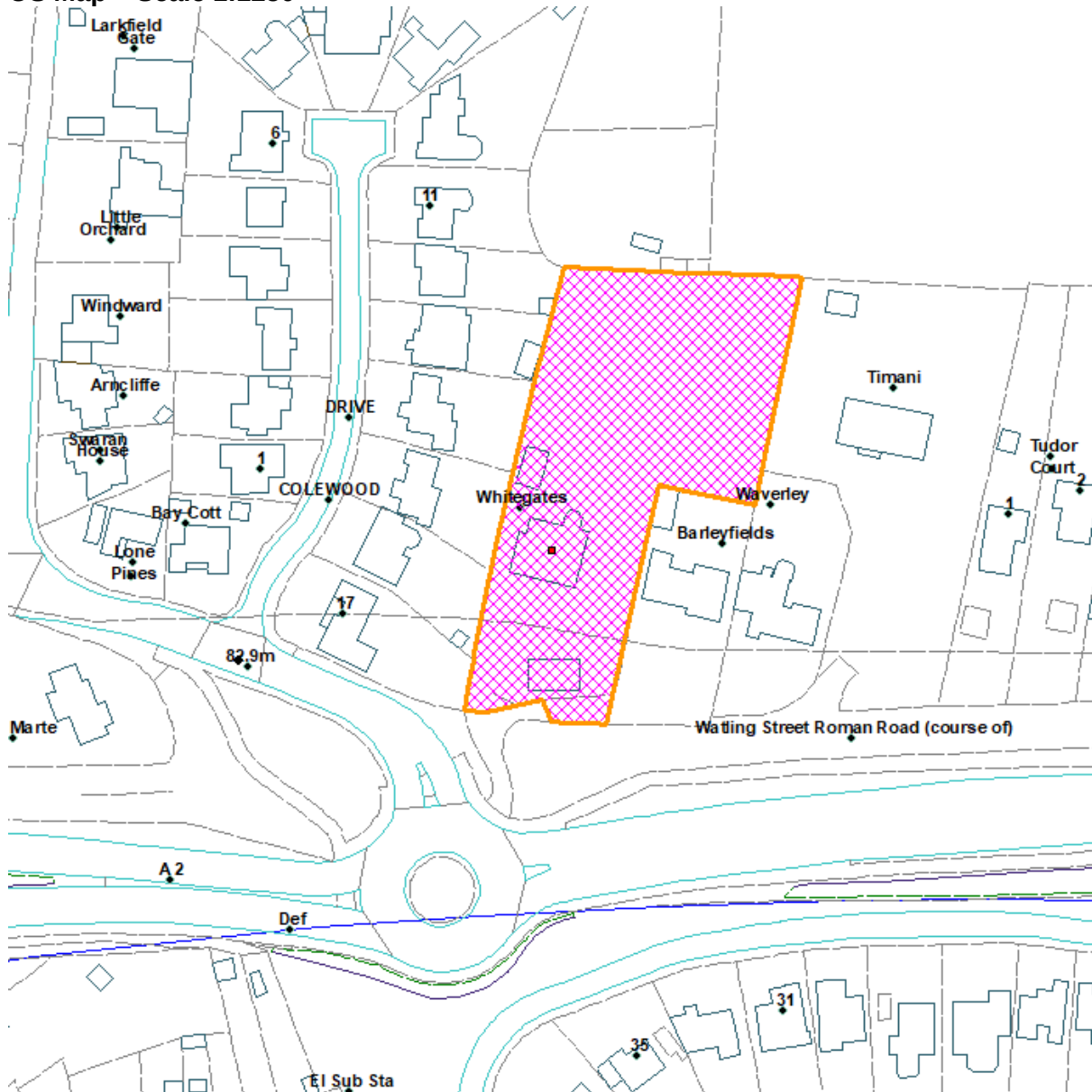
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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  | 20240092                                                                   |
| Site Address | Whitegates<br>Old Watling Street<br>Higham<br>Rochester<br>Kent<br>ME2 3UF |
| Date         | 27 March 2024                                                              |
| PMSA Number  | 0100019166                                                                 |

**OS Map – Scale 1:1250**



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