



Application: 20250936

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

To: **Mr Paul Tetu, City Of London Corporation**
C/O Mr Ian Henderson, Haydn Evans Consulting Ltd
2nd Floor
Hyde Park House
1 Crown Street
Ipswich
Suffolk
IP1 3LG
United Kingdom

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT
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GRAVESHAM BOROUGH COUNCIL hereby certify that on 22nd September 2025 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 development complies with **Schedule 2, Part 8, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended**, and a Proposed Lawful Development Certificate can be **granted**.

First Schedule

Application for a Proposed Lawful Development Certificate for the repair of the pier using new steel bridge sections.

Second Schedule

Denton Wharf
Mark Lane
Gravesend
Kent
DA12 2PL

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

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

- o Application form;
- o Location Plan;
- o Drawing no. 136-106-11 Rev. P01 - General Arrangement;
- o Drawing no. 136-106-12 Rev. P01 - Modifications to Bridge Structure (Unit 1);
- o Drawing no. 136-106-13 Rev. P01 - Modification to Bridge Structure (Unit 2);
- o Drawing no. 136-106-14 - Bridge Structure (Unit 1);

- o Drawing no. 136-106-15 Rev. P01 - Bridge Structure (Unit 2);
- o Drawing no. 136-106-16 Rev. P01 - Details at Grid 3, Grid 5 Bridge Structure;
- o Drawing no. 136-106-17 Rev. P01 - Details at Grid 7 Proposed Piles;
- o Drawing no. 136-106-20 Rev. P01 - Details at Grid 5, Grid 6 Proposed Piles;
- o Drawing no. 136-106-21 Rev. P01 - Details at Grid 5 Proposed Piles; and
- o Drawing no. 136-106-22 Rev. P01 - Pier Details.

Dated: 17 November 2025

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	20250936
Site Address	Denton Wharf Mark Lane Gravesend Kent DA12 2PL
Date	17 November 2025
PMSA Number	0100019166

OS Map



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