



Application: 20230915

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

To: **Miss Martine Fante
C/O Mr Steven Bogle, HP Design Studio
146 Essex Road
Leytonstone
E10 6BS**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 1st September 2023 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being:-

A gable roof extension with rear dormer to incorporate a loft conversion with 2 roof lights to the front roof slope and two windows to the side elevation with obscure glazing; removal of chimney stack

at **40 Springhead Road
Northfleet
Gravesend
Kent
DA11 9QY**

WOULD NOT HAVE BEEN LAWFUL within the meaning of the said Act and, thus, application for planning permission in respect thereof must be made and planning permission obtained before any such proposals can be carried out.

The grounds for this determination are as follows:-

1. The proposed development fails to comply with Class B.2 (b)(i)(aa) under THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and the LAWFUL DEVELOPMENT CERTIFICATE is REFUSED.

INFORMATIVES:-

1 DECISION PLANS

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

Application Form Dated 25/08/2023;
Drawing Number SH-01 (Site Location Plan);
Drawing Number SH-06 (Rear Elevation with Section AA - Existing);
Drawing Number A-05 (Elevations - Existing);
Drawing Number A-03 (Floor Plans - Existing);
Drawing Number A-04 (Loft Floor Plan and Roof Plan - Existing);
Drawing Number A-02 (Block Plan - Existing);
Drawing Number A-07 (elevations - Proposed);
Drawing Number A-06 (Floor Plans and Roof Plan - Proposed); and
Drawing Number A-08 (Block Plan - Proposed).

Dated: 20 October 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Your attention is drawn to the following notes

NOTES

1. Any person who wishes to appeal –

(a) against a determination of the Council under Section 195 of the Act; or

(b) on the failure of the Council to give notice of their decision within 8 weeks of the date of the application

shall give notice of the appeal to the Secretary of State within **six months of the decision or of the expiry of the appropriate period allowed under Article 33 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for giving such notice (two months)**, as the case may be, or such longer period as the Secretary of State may at any time allow.

- **For further information regarding Appeals and to make an application please click the relevant link:**

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

2. Such person shall also furnish to the Secretary of State a copy of the following documents:-

- (i) the application;
- (ii) all relevant plans, drawings, particulars and documents submitted with the application;
- (iii) the notice of the decision or determination, if any;
- (iv) all other relevant correspondence with any Local Planning Authority.