



Application: 20240585

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

To: **Mr and Mrs Grist
C/O Kent Design Studio
The Workshop
Rose Cottage Farm, North Street
Biddenden
Ashford
TN27 8BA**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 5th July 2024 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being:-

Application for a Proposed Lawful Development Certificate in respect of erection of a single storey rear extension.

at **Tanners Grange
Tanyard Hill
Shorne
Gravesend
Kent
DA12 3EN**

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 would be contrary to the criteria set out in paragraph A.4 of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, the proposal would not benefit from permitted development rights and would require planning permission. Therefore, 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 for a Lawful Development Certificate for a Proposed Use or Development;
Drawing no. 4639_100 Existing block plan and site location plan;
Drawing no. 4639_101 Existing ground floor layout;
Drawing no. 4639_102 Existing first floor layout;
Drawing no. 4639_103 Existing north and east elevations;
Drawing no. 4639_104 Existing south and west elevations;

Drawing no. 4639_105 Proposed ground floor layout;
Drawing no. 4639_106 Proposed first floor layout;
Drawing no. 4639_107 Proposed north and east elevations;
Drawing no. 4639_108 Proposed south and west elevations;
Drawing no. 4639_109 Proposed block plan; and
Design and Access Statement January 2024.

2 FOR INFORMATION

The proposed block plan (drawing no. 4639_109) shows a proposed L-shaped side extension. However, that extension is not part of the current proposal and as such, has been disregarded.

Dated: 29 August 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

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 2010 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.