



Application: 20240011

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

To: **C Mair**
C/O Mr Paul Nicholls, Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
Longfield
Kent
DA3 8BG

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT
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GRAVESHAM BOROUGH COUNCIL hereby certify that on 9th January 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 outbuildings fall within the parameters set out in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Therefore planning permission is not required and a lawful development certificate can be **granted**.

First Schedule

Application for a Lawful Development Certificate in respect of the proposed demolition of 5no. outbuildings and erection of 2no. detached outbuildings for use as a summer house and workshop/gym.

Second Schedule

Owlswood Cottage
Priestwood Road
Meopham
Gravesend
Kent
DA13 0DA

INFORMATIVES:-

1 APPROVED PLANS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

Application Form - dated 08 January 2024;
Planning Statement (4022.PN) - dated January 2024;
Supplementary Information - Appeal Decision (APP/P1805/X/23/3314062) - dated 04 September 2023;

Supplementary Information - Appeal Decision (APP/A5270/X/22/3304371) - dated 30 August 2023;
Supplementary Information - Appeal Plan (APP/A5270/X/22/3304371) - Proposed Plans;
Drawing no. 4022-01 - Site Location Plan (scale - 1:1250);
Drawing no. 4022-02 - Existing Block Plan (scale - 1:500);
Drawing no. 4022-03 - Existing Outbuilding Elevations;
Drawing no. 4022-04 - Proposed Block Plan (scale - 1:500);
Drawing no. 4022-05 - Proposed Plans and Elevations.

Dated: 4 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.

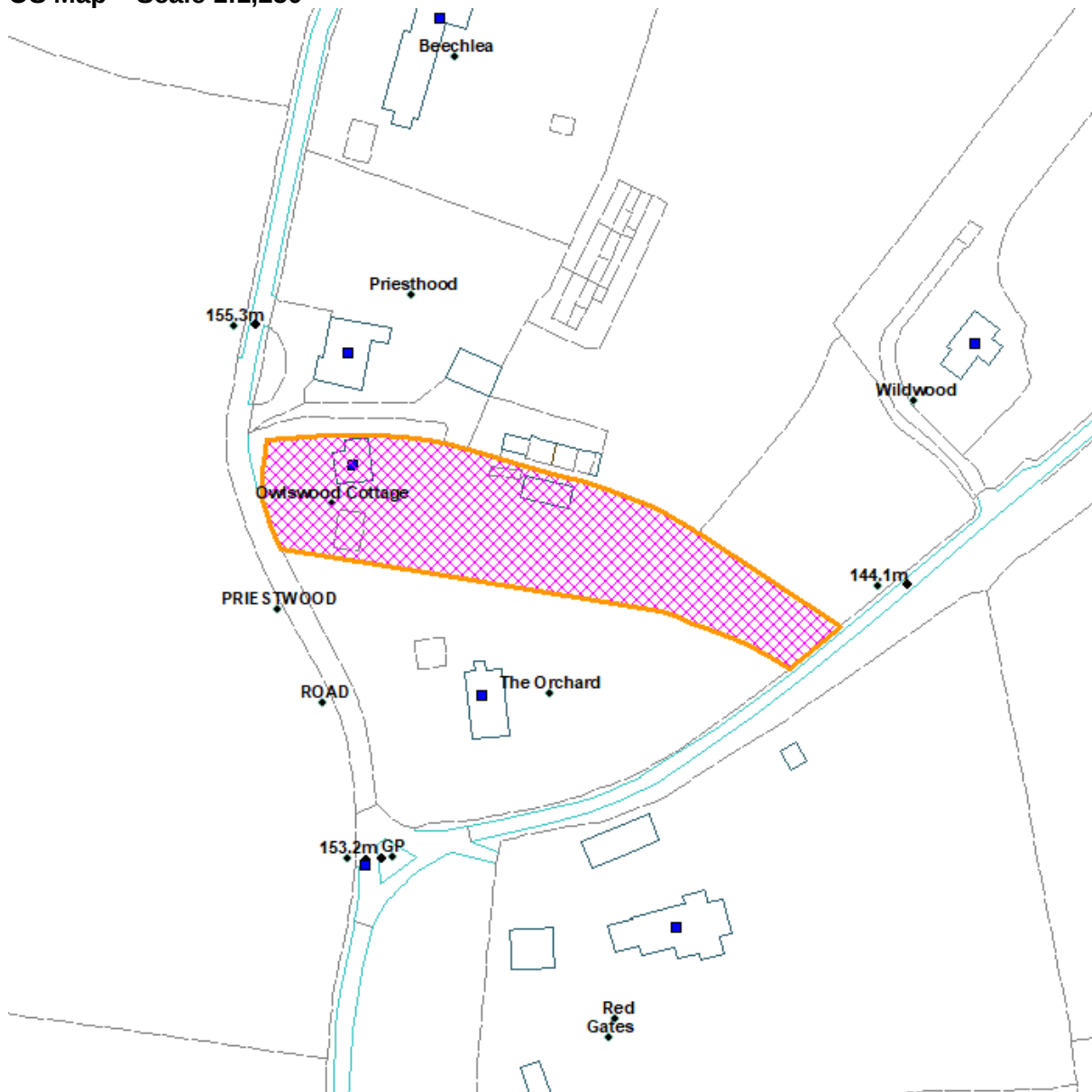
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20240011
Site Address	Owlswood Cottage Priestwood Road Meopham Gravesend Kent DA13 0DA
Date	4 March 2024
PMSA Number	0100019166

OS Map – Scale 1:1,250



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