

Application: 20250430

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

To: **Dr Shabat Hothi
C/O Mr James Groux, Building Design Workshop Ltd
Suite 43-45
Airport House
Purley Way
Croydon
Surrey
CR0 0XZ**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 1st May 2025 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; demolition of chimney stack, erection of two dormer windows and internal alterations.

at **Chestnut Lodge
Watling Street
Higham
Rochester
Kent
ME2 3UQ**

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:-

The application property has already been subject to a roof extension of over 50 cubic metres and therefore any further extension will automatically exceed the limits set out under **Class B.1 (d) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)** and **planning permission is required.**

INFORMATIVES:-

1 DECISION PLANS

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

Application form
Site location plan
Drawing no. SM/PO/10 (existing and proposed rear elevations)
Drawing no. SM/PO/11 (existing and proposed block plans)
Drawing no. SM/PO/07 (existing and proposed sections)

Drawing no. SM/PO/04 (proposed ground floor plan)
Drawing no. SM/PO/03 (existing roof plan)
Drawing no. SM/PO/01 (existing ground floor plan)
Drawing no. SM/PO/05 (proposed first floor plan)
Drawing no. SM/PO/06 (proposed roof plan)
Drawing no. SM/PO/02 (existing first floor plan)
Drawing no. SM/PO/09 (existing and proposed front elevations)
Drawing no. SM/PO/08 (existing and proposed side (west) elevations)

Dated: 23 June 2025

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.