

**Application: 20250238**

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

To: **Ms Danielle Rossiter  
C/O Mr Berkan Demir, Build Different Limited  
1 Marmion Close  
London  
E4 8EN**

|                                                          |
|----------------------------------------------------------|
| <b>CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT</b> |
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**GRAVESHAM BOROUGH COUNCIL** hereby certify that on 14th March 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):-

1. The proposed Hip to Gable Enlargement, Rear Dormer Extension and Front Roof Lights fall within Schedule 2, Part 1, Class B & C of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

*First Schedule*

**Erection of a rear dormer, hip to gable roof alterations with rooflights to the front and conversion of the roof space to habitable rooms.**

*Second Schedule*

**229 Rochester Road  
Gravesend  
Kent  
DA12 4TW**

**INFORMATIVES:-**

**1 WORKS OF CONSTRUCTION**

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

## 2 DECISION PLANS

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

- Application Form
- Site Location Map
- Drawing No: 229-RR-03 (Proposed Floor Plans)
- Drawing No: 229-RR-01 (Existing Floor Plans)
- Drawing No: 229-RR-05 (Proposed Roof Plan)
- Drawing No: 229-RR-09 (Proposed Side Elevations)
- Drawing No: 229-RR-11 (Proposed 3D View)
- Drawing No: 229-RR-06 (Existing Elevations)
- Drawing No: 229-RR-02 (Existing Roof Plan)
- Drawing No: 229-RR-04 (Proposed Loft Plan)
- Drawing No: 229-RR-10 (Existing 3D View)
- Drawing No: 229-RR-07 (Existing Side Elevations)
- Drawing No: 229-RR-08 (Proposed Elevations).

## 3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

Dated: 6 May 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.

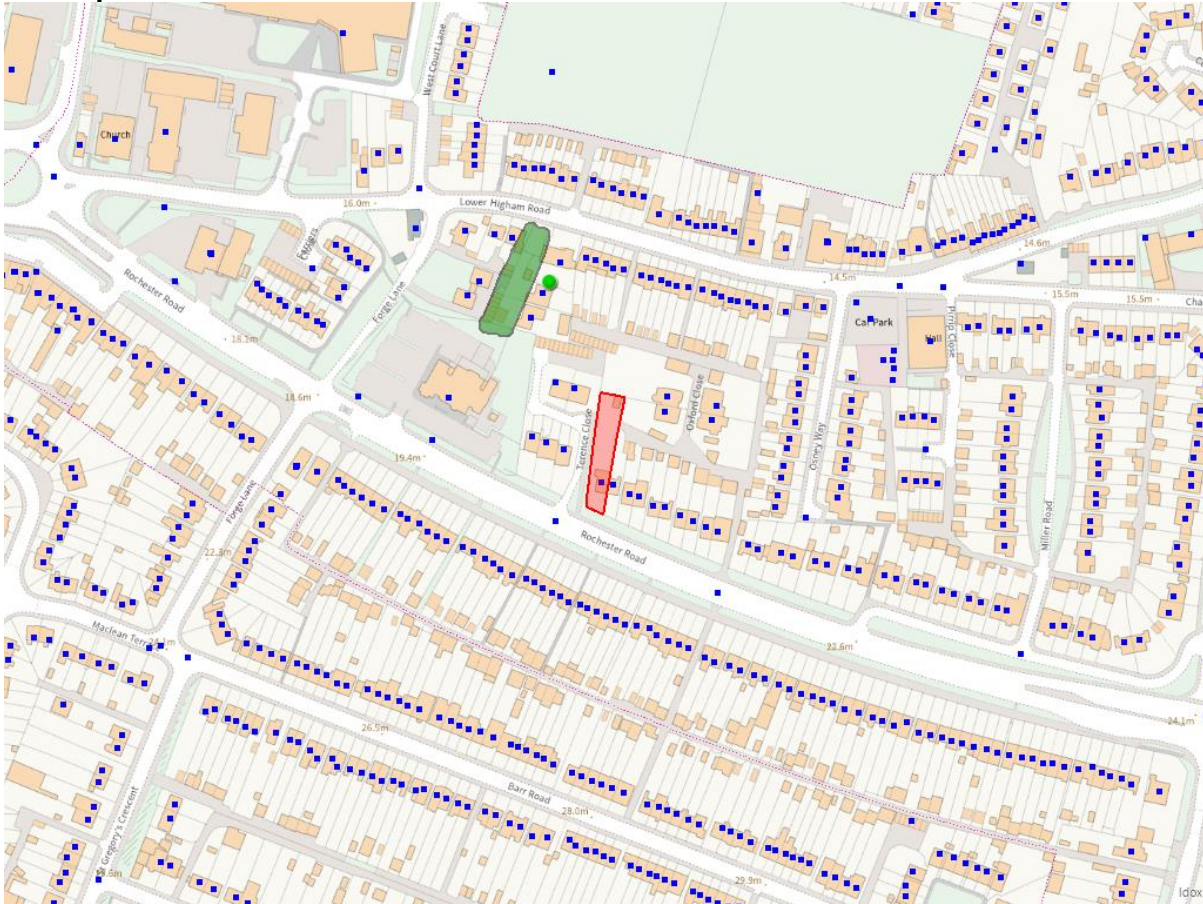
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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  | 20250238                                            |
| Site Address | 229 Rochester Road<br>Gravesend<br>Kent<br>DA12 4TW |
| Date         | 6 May 2025                                          |
| PMSA Number  | 0100019166                                          |

## OS Map



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