



Application: 20230998

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

To: **Edward Ellis
C/O Beth Lambourne, Pegasus Group
21 Ganton Street
London
W1F 9BN
United Kingdom**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 27th September 2023 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, **WAS LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

- 1 This Certificate application is in respect of the existing residential use of a former agricultural outbuilding for over four years. In this respect it has been shown on the balance of probability that this building has been utilised in this way for a period in excess of four years.

The Council is satisfied that the use is exempt from planning control by virtue of Section 171B (2) of the Town & Country Planning Act 1990 (as amended). The use is therefore lawful by virtue of Section 191(4) of the Act and a Certificate of Existing Lawful Use can be issued.

First Schedule

Application for a Lawful Development Certificate in respect of the existing residential use of a former agricultural outbuilding for over four years.

Second Schedule

**Oaklands Farm
Priestwood Road
Meopham
Gravesend
Kent
DA13 0DA**

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the applicant/agent provided the following information to the Local Planning Authority to assist in the consideration of this application:

Application form
Covering letter dated 26 September 2023
Supporting evidence

Photograph Evidence
Insurance Schedule
Kitchen and Bathroom Evidence
Sky Evidence
Septic Tank Evidence
Plusnet Evidence
General Purchase Evidence
Gas and Boiler Evidence
BT Evidence
Drawing no. P22-2794_DE_001_001 Rev. A (Site Location Plan)

Dated: 16 November 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

This certificate is issued solely for the purpose of Section 191 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 was 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.

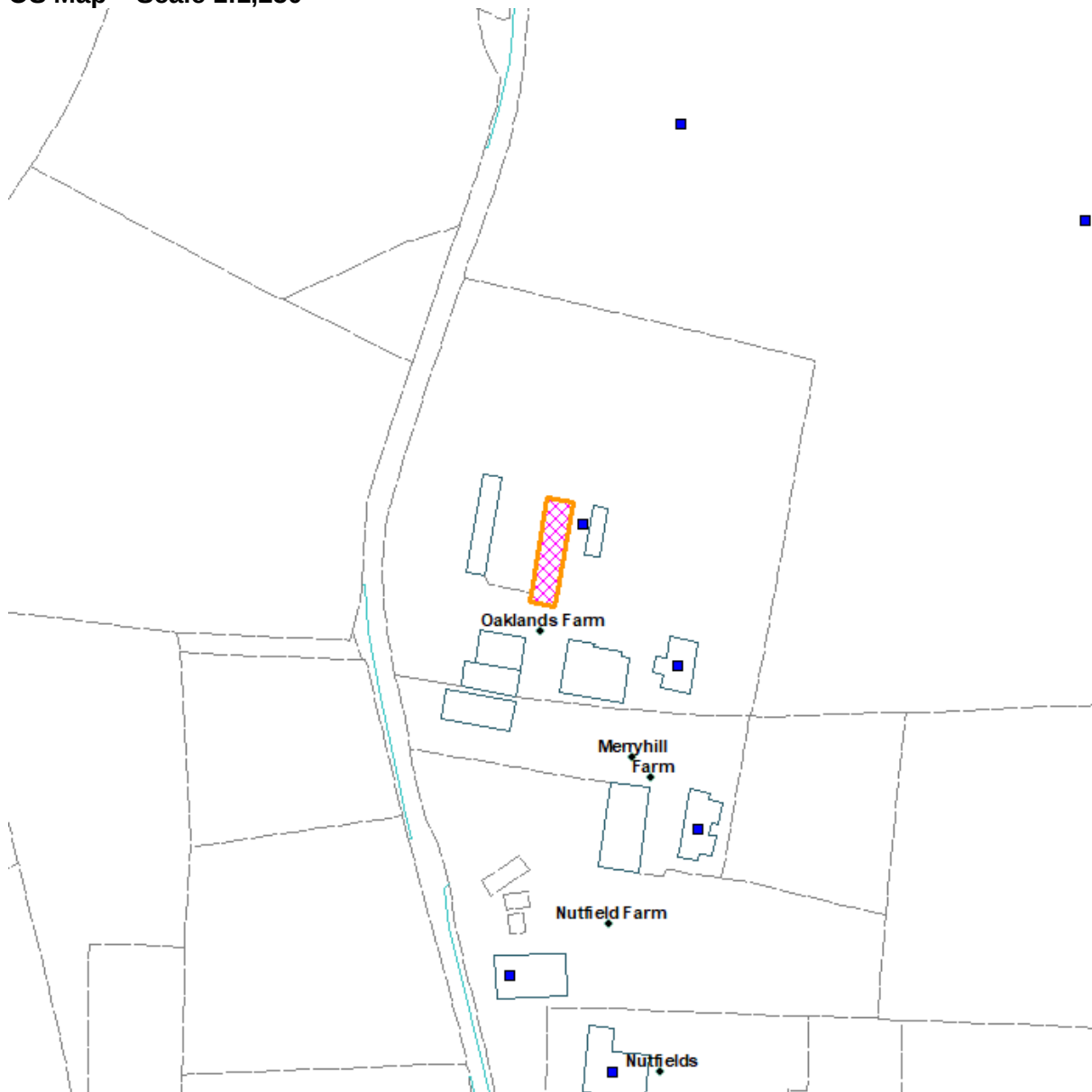
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20230998
Site Address	Oaklands Farm Priestwood Road Meopham Gravesend Kent DA13 0DA
Date	16 November 2023
PMSA Number	0100019166

OS Map – Scale 1:1,250



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