



Application: 20230923

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

To: **Mr Svetoslav Krastev
C/O Mrs Yoana Sengunes
107 Twining Avenue
Twickenham
London
TW2 5LW
United Kingdom**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 6th 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, **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 development complies with Schedule 2, Part 1, Classes A and 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 Proposed Lawful Development Certificate in respect of the proposed erection of single storey rear extension and detached garage.

Second Schedule

**56 Livingstone Road
Gravesend
Kent
DA12 5DZ**

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. 001 Rev. B Red line site boundary plan;
Drawing no. 002 Rev. B Existing block plan;
Drawing no. 003 Rev. B Existing ground and first floor layouts;
Drawing no. 004 Rev. B Existing loft and roof plans;
Drawing no. 005 Rev. B Existing elevations;
Drawing no. 006 Rev. B Existing sections;
Drawing no. 010 Rev. D Proposed block plan;
Drawing no. 013 Rev. A Proposed ground and first floor layouts;
Drawing no. 014 Rev. A Proposed loft and roof plans;

Drawing no. 015 Rev. C Proposed elevations;
Drawing no. 016 Rev. C Proposed sections;
Drawing no. 017 Rev. B Proposed garage layout and elevations; and
Location plan.

2 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.

3 WORKS THAT MAY REQUIRE PLANNING PERMISSION

The applicant is requested to note that the submitted drawings show two new patios with steps located at the rear of the dwelling, which do not form part of this application. These works are likely to require planning permission in themselves as they would involve groundworks and constitute engineering operations, which would be unlikely to be permitted development.

If you require a formal determination regarding whether the proposed patios/steps would require planning permission, you are advised to submit a paid pre-application enquiry, which includes full details of the proposals including the extent of the groundworks, retaining walls etc. The following is a link to the relevant page of the GBC website;

<https://www.gravesham.gov.uk/planning/pre-application-planning-advice>

Dated: 16 November 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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.

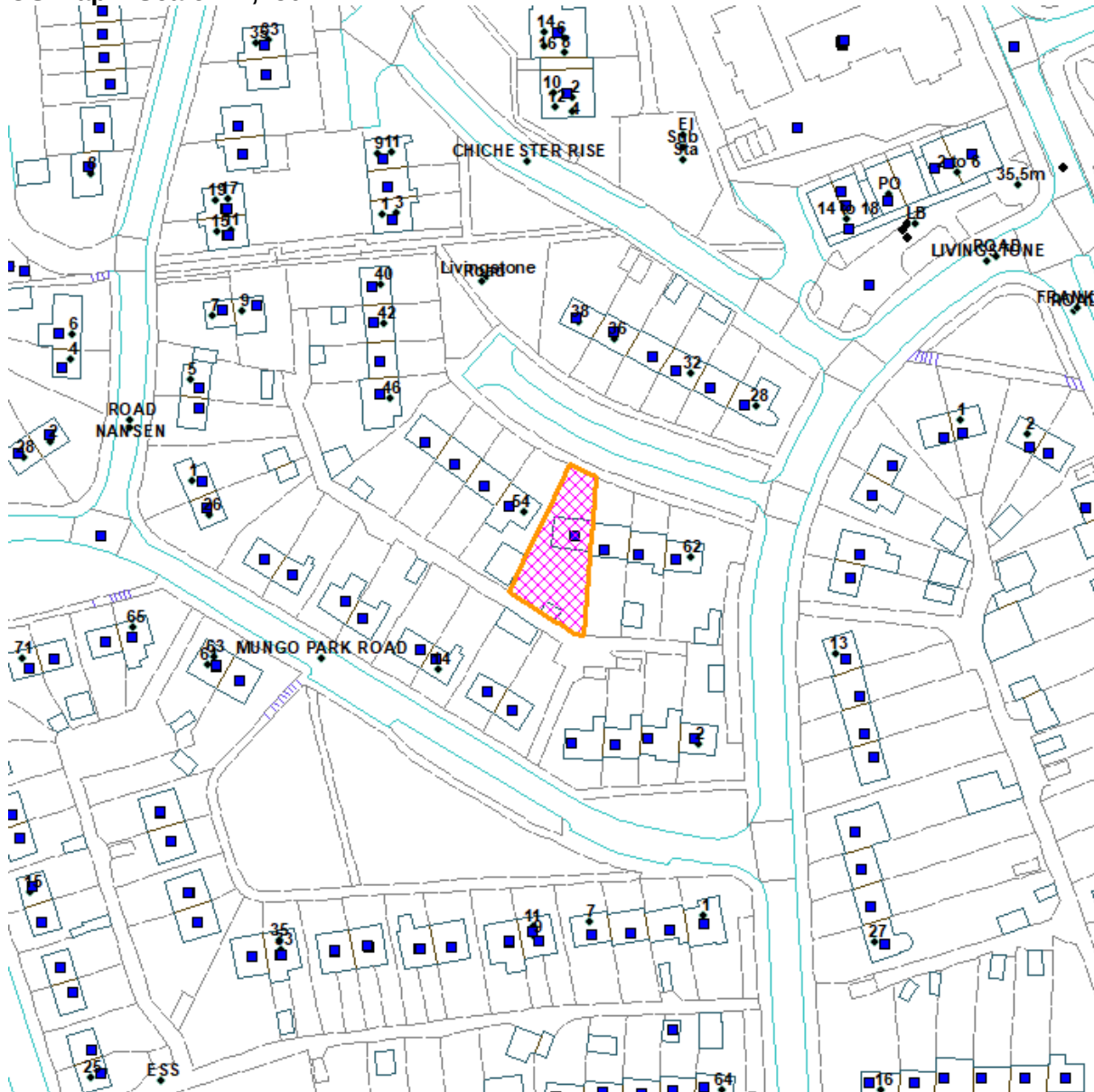
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20230923
Site Address	56 Livingstone Road Gravesend Kent DA12 5DZ
Date	16 November 2023
PMSA Number	0100019166

OS Map – Scale 1:1,250



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