



Application: 20240920

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

To: **Mr And Mrs Whitehead
C/O Mr Jonathan Bolton,
Synergy Planning & Property Consultants Ltd
The Office, The Larches
Higham
Rochester
Kent
ME3 7NQ**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT
--

GRAVESHAM BOROUGH COUNCIL hereby certify that on 10th October 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):-

The proposed rear extension complies with Article 3, Part 1, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore, the development proposed comprises Permitted Development, and a Lawful Development Certificate can be granted.

First Schedule

Application for a Proposed Lawful Development Certificate for the demolition of the existing conservatory and erection of a single storey rear extension.

Second Schedule

**Broadwood House
Pondfield Lane
Shorne
Gravesend
Kent
DA12 3LD**

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the developer provided the following information to the Local Planning Authority to assist in the consideration of this application;

Application form
Cover Letter
Drawing no. 24/431/03 (existing elevations)
Drawing no. 24/431/02 (existing first floor plan)

Drawing no. 24/431/01 (existing ground floor plan)
Drawing no. 24/431/06 rev C (proposed elevations)
Drawing no. 24/431/05 rev C (proposed first floor plans)
Drawing no. 24/431/04 rev C (proposed ground floor plan)

2 The applicant is reminded that condition A.3 of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended applies and therefore materials used in exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Dated: 28 November 2024

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.

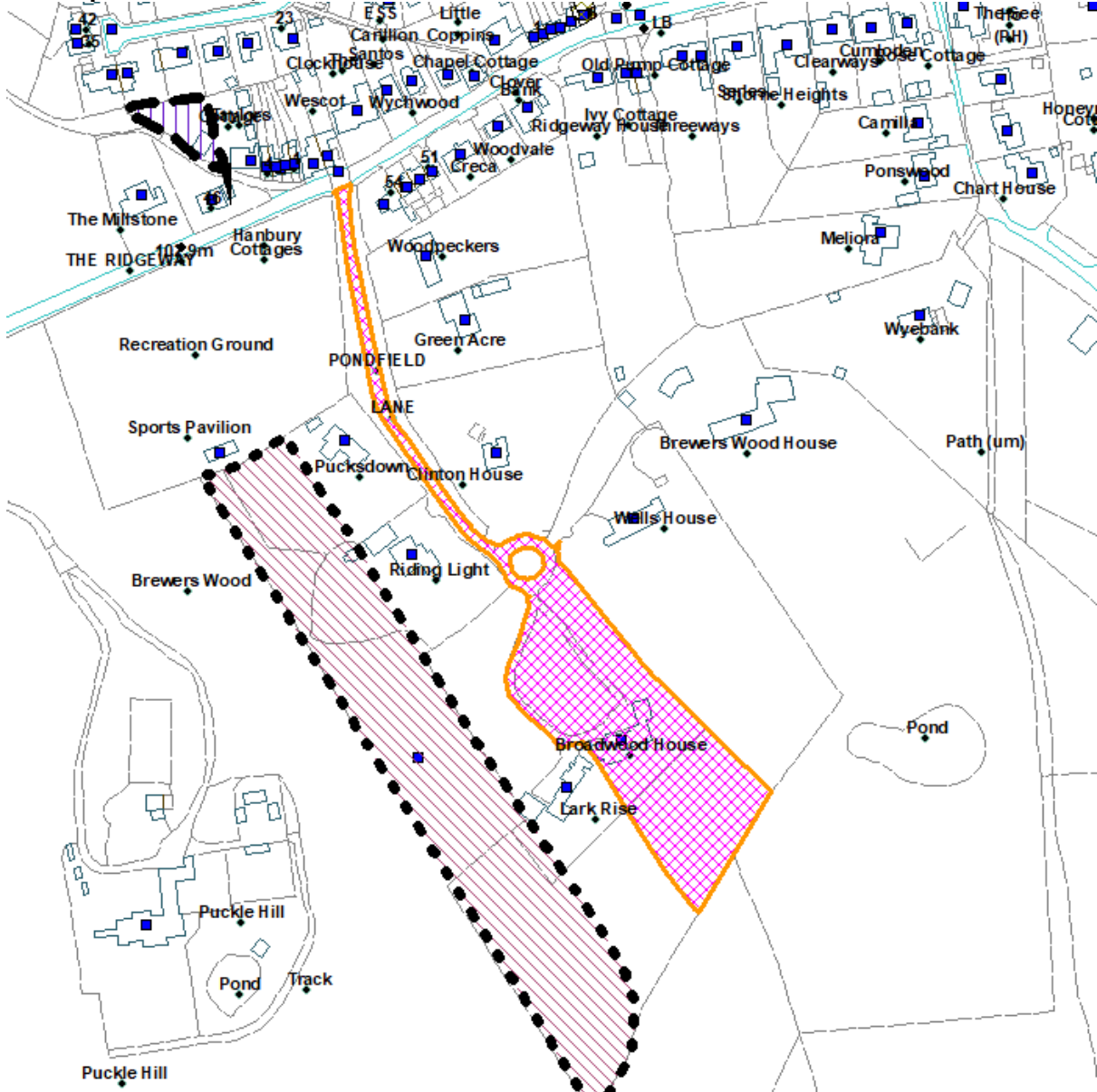
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20240920
Site Address	Broadwood House Pondfield Lane Shorne Gravesend Kent DA12 3LD
Date	28 November 2024
PMSA Number	0100019166

OS Map – Scale 1:1,250



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