

Application: 20230853

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

To: **Mr Singh
C/O Mr Haider Karim
4 Mount Pleasant Road
Romford
RM5 3YL**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 27th November 2023 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 Lawful Development Certificate in respect of the proposed single storey rear extension, loft conversion with rear dormer, erection of an outbuilding, proposed porch and conversion of garage to habitable room.

at **60 Armoury Drive
Gravesend
Kent
DA12 1NB**

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:-

- 1 The proposed conversion of garage into habitable room does not meet the criteria found within the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by virtue of condition (iv) of planning permission 19790660 which requires its use for car parking or for uses ordinarily incidental to the enjoyment of the dwelling. The proposed use as a habitable room would not conform with the requirements of the condition and therefore the Lawful Development Certificate is refused and planning permission is required.

INFORMATIVES:-

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

Application Form Dated 22/07/2023;
OS Plan - Existing - Received 29/11/2023;
Block Plan - Proposed - Received 20/11/2023;
Drawing Number HK/02 (Outbuilding Floor Plans - Proposed);
Drawing Number HK/09 (Outbuilding Elevations - Proposed);
Drawing Number HK/03 (First Floor Plan - Existing);
Drawing Number HK/01 (Ground Floor Plan - Existing);
Drawing Number HK/06 (Roof Plan - Existing);

Drawing Number HK/12 (Front Elevations - Existing and Proposed);
Drawing Number HK/10 (Outbuilding Roof Plan - Proposed);
Drawing Number HK/04 (First Floor Plan - Proposed);
Drawing Number HK/02 (Ground Floor Plan - Proposed);
Drawing Number HK/05 (Loft Plan - Proposed);
Drawing Number HK/07 (Roof Plan - Proposed);
Drawing Number HK/11 (Rear Elevations - Existing and Proposed); and
Drawing Number HK/13 (Side Elevations - Existing and Proposed).

Dated: 12 January 2024

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.