



Application: 20230468

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

To: **Mr Tomas Zymantas**
C/O Mr Alfred Radav, Ar. Design & Construction Ltd
34, St Vincents Avenue
St Vincents Avenue
Dartford
DA1 5DA

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 5th May 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):-

The proposed development complies with Schedule 2, Part 1, Classes A, B, C and E of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and the LAWFUL DEVELOPMENT CERTIFICATE is GRANTED.

First Schedule

Lawful Development Certificate in respect of the proposed erection of loft conversion and a habitable room in the roof space, including 5No Skylights, erection of the outbuilding (Gym and Office) at the back of the Garden and removal of existing windows and new door installation at window location.

Second Schedule

373 Valley Drive
Gravesend
Kent
DA12 5TA

INFORMATIVES:-

1 DECISION PLANS

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

Planning Application Form;
Drawing No. A01 Rev A - Ground Floor Plans, Roof Plans, Section A-A, 3D Views As Proposed (outbuilding);
Drawing No. A02 Rev A - Block, Location Plans As Proposed and Block, Location Plans as Existing;
Drawing No. A01 Rev A - Ground Floor Plans, Roof Plans, Section A-A, 3D Views As Existing;
Drawing No. A02 Rev A - Front, Rear And Side Elevations As Existing;

Drawing No. A03 Rev B - Ground, First, Mansard Floor Plans, Section A-A As Proposed;
Drawing No. A04 Rev B - Front, Rear And Side Elevations As Proposed; and
Drawing No. A05 Rev B - 3D Views As Proposed.

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.

Dated: 27 June 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.

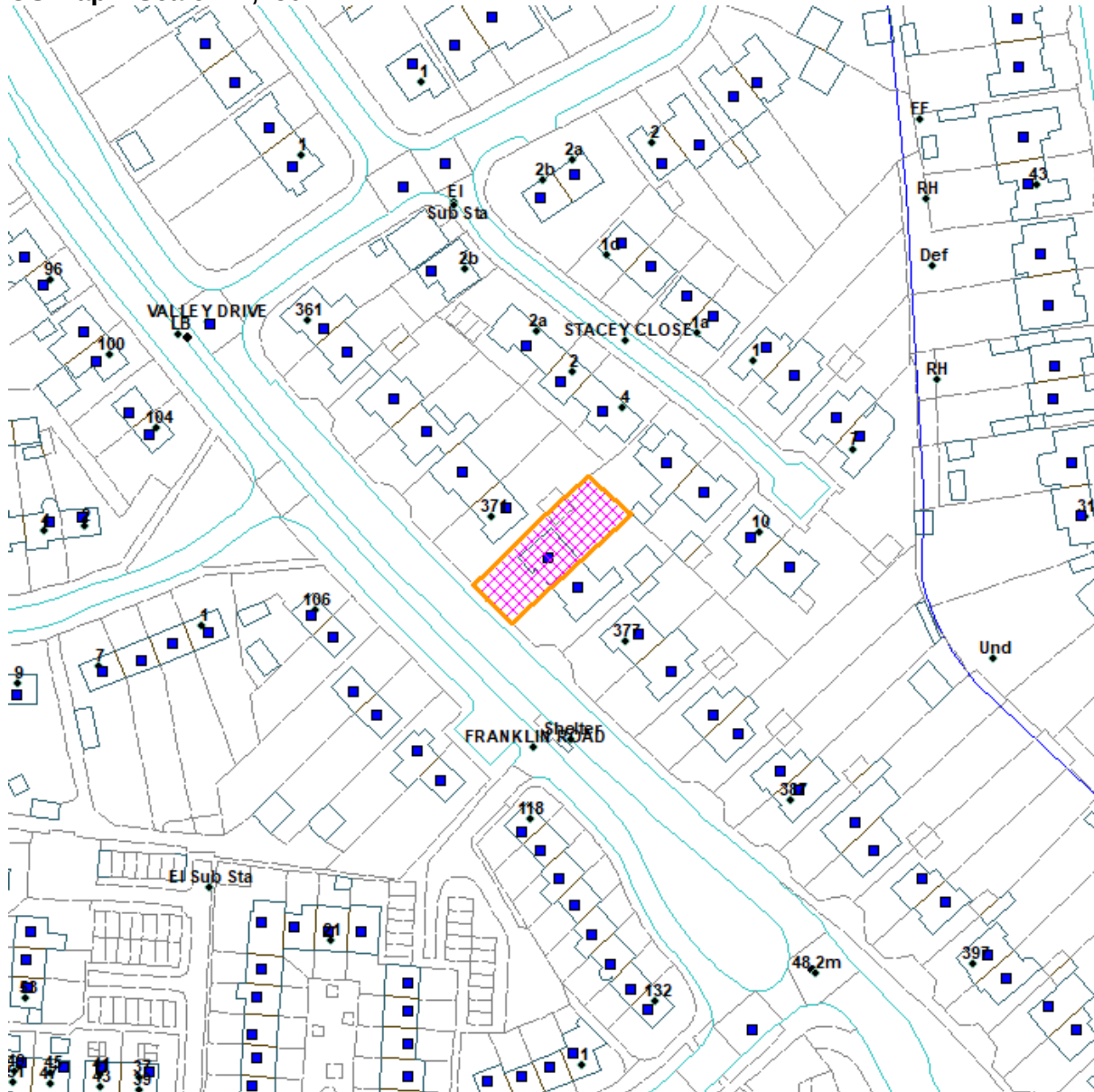
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20230468
Site Address	373 Valley Drive Gravesend Kent DA12 5TA
Date	27 June 2023
PMSA Number	0100019166

OS Map – Scale 1:1,250



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