

Application: 20250875

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

To: **Mr Sidney Gomes
C/O Mr D Black, Plans Express
Bernadette Avenue
Anlaby Common
HU4 7QB**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 2nd September 2025 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 Proposed Lawful Development Certificate; Creation of driveway and installation of a dropped kerb.

at **23 Taunton Vale
Gravesend
Kent
DA12 5QZ**

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:-

Due to the requirement of engineering works by way of changes in land levels, the proposal for the creation of the driveway and installation of dropped kerb would constitute development as defined by Section 55 of the Town and Country Planning Act 1990 and planning permission would be required. As such a lawful development certificate cannot be issued.

INFORMATIVES:-

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

Application Form Dated 01/09/2025;

Supplementary Information - Fire Safety Statement;

Site Location Plan;

Block Plan; and

Drawing Number 001 (Front Layout Plan - Existing and Proposed).

Dated: 20 October 2025

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.