

Application: 20241049

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

To: **Mr Richard Prior**
Woodlands
Gravesend Road
Higham
ME3 7EQ

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT
--

GRAVESHAM BOROUGH COUNCIL hereby certify that on 8th January 2025 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, **WAS LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

Sufficient evidence has been provided to conclude, that on the balance of probabilities, the works to erect a balcony at the application site were lawful and implemented planning permission 20210132. As such, planning permission 20210132 is extant and the remaining development works under that permission can be undertaken. The development is therefore lawful by reason of section 191(2)(a) of the Town and Country Planning Act 1990 (as amended) and a Certificate of Existing Lawful Use can be granted.

First Schedule

Application for an Existing Lawful Development Certificate; Erection of part single storey, part two storey rear extension and hip to gable end loft conversion with installation of front and rear dormers and balcony.

Second Schedule

Woodlands
Gravesend Road
Higham
Rochester
Kent
ME3 7EQ

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 an Existing Use or Development;
Drawing no. 2020-11-03-WOOD-001 Rev. A Existing elevations, layouts and OS plan;

Drawing no. 2020-11-03-WOOD-002 Rev. J Proposed layouts and 3D view;
Drawing no. 2020-11-03-WOOD-003 Rev. J Proposed elevations and 3D view;
Drawing no. 2020-11-03-WOOD-004 Rev. A Proposed block plan and site location plan;
Existing block plan;
Parking plan; and
14 photographs.

Dated: 26 February 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

This certificate is issued solely for the purpose of Section 191 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 was 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	20241049
Site Address	Woodlands Gravesend Road Higham Rochester Kent ME3 7EQ
Date	26 February 2025
PMSA Number	0100019166

OS Map



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