



Application: 20210850

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

To: **Mr S Singh
C/O Mr Sm. Thapa, Design Team
8 Farm Vale
Becley
Lonson
DA5 1NJ**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 13th September 2021 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):-

1. The proposed dormer window and rooflights comply with Article 3, Part 1, Classes B and C 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

The proposed conversion of loft to habitable rooms, erection of a rear dormer and 2no. rooflight windows to front roof slope.

Second Schedule

**69 Vale Road
Northfleet
Gravesend
Kent
DA11 8DD**

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 received 5 July 2021.

Drawing no. 05/DT/06/2021 sheet 5 (sections) received 5 July 2021.

Drawing no. 02/DT/06/2021 sheet 2 (roof plan) received 5 July 2021.

Drawing no. 03/DT/06/2021 sheet 3 (front and rear elevations) received 5 July 2021.

Drawing no. 01/DT/06/2021 sheet 1 (floor plans) received 5 July 2021.

Drawing no. 04/DT/06/2021 sheet 4 (side elevations) received 5 July 2021.

Drawing no. 08/DT/06/2021 sheet 8 (OS plan) received 13 September 2021.

Drawing no. 07/DT/06/2021 sheet 7 (proposed block plan) received 13 September 2021.

Drawing no. 06/DT/06/2021 sheet 6 (existing block plan) received 13 September 2021.

2 EXTENT OF THIS LAWFUL DEVELOPMENT CERTIFICATE

The applicant is reminded that condition B.2 (a) 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.

The applicant is also reminded that condition B.2 (b) and (c) of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended applies in the instance:

(b) The enlargement must be constructed so that -

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and

(c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be -

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

3 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: 1 October 2021

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	20210850
Site Address	69 Vale Road Northfleet Gravesend Kent DA11 8DD
Date	1 October 2021
PMSA Number	0100019166

OS Map – Scale 1:1,250



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