

Application: 20251298

**TOWN AND COUNTRY PLANNING ACTS
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
2015**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr Mustansar Iqbal**
C/O Mrs Guneet Kaur, Dream Design Develop Ltd
142-143 Parrock Street
Gravesend
DA12 1EY

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the **Local Planning Authority** under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL IS NOT REQUIRED**

at **69 St Benedicts Avenue**
Gravesend
Kent
DA12 4EU

and being **Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 2.80 metres and eaves height of 2.80 metres.**

Referred to in your application dated 22nd December 2025.

Subject to the conditions specified hereunder:-

1. The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Reason: In accordance with Part A.3 of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE PRIOR APPROVAL

This written notice confirms that prior approval is not required for the proposed development.

The developer is advised that the development must be carried out in accordance with the details provided or approved, unless the Local Planning Authority and developer agree otherwise in writing. Details of the proposed scheme are included in the following plans that accompanied the application to which this notice relates:

Application form
Drawing no. 001 rev A (location and block plans)
Drawing no. 002 rev A (floor plans)

Drawing no. 003 rev A (existing elevations)
Drawing no. 004 rev A (proposed elevations)

The developer is advised that this written notice does not constitute a Certificate of Lawfulness nor indicate whether the proposed development would comply with any of the other limitations or conditions of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended. If you would like confirmation that the proposed development would be lawful, then you are required to submit a Lawful Development Certificate application to the Local Planning Authority.

Dated: 28 January 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service