

Application: 20250383

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

To: **Mr Harjit Samra**
C/O Mr Jeremy Sparrow, Js Designs (london) Limited
suite 3
west hill house
west hill
dartford
DA1 2EU

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT
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GRAVESHAM BOROUGH COUNCIL hereby certify that on 23rd April 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, **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, being the conversion of the existing detached garage within the curtilage of 51 Mulberry Road, to form gym/family room and WC, would not require planning permission, provided that it is used in line with the submitted plan details.

First Schedule

Application for a Proposed Lawful Development Certificate for the conversion of a detached garage to gym/family room and WC.

Second Schedule

51 Mulberry Road
Northfleet
Gravesend
Kent
DA11 8NY

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Drawing No. 25015-01A - Floor Plans - Existing;
Drawing No. 25015-2B - Floor Plans - Proposed;
Drawing No. 25015-03B - Elevations - Existing and Proposed;
Drawing No. 25015-L1 - OS Plan;
Drawing No. 25015-L2 - Block Plan- Existing; and
Drawing No. 25015-L3 - Block Plan - Proposed.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

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.

4 FOR THE AVOIDANCE OF DOUBT

The applicant should note that the proposed development has been granted a Lawful Development Certificate because the converted garage would form an incidental use. If circumstances change and the proposed use would not be incidental, then planning permission would be required. For the avoidance of doubt, the converted garage should not at any time be sold, parted, let or exchanged as a separate unit of living accommodation or used for commercial purposes.

Dated: 13 June 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.

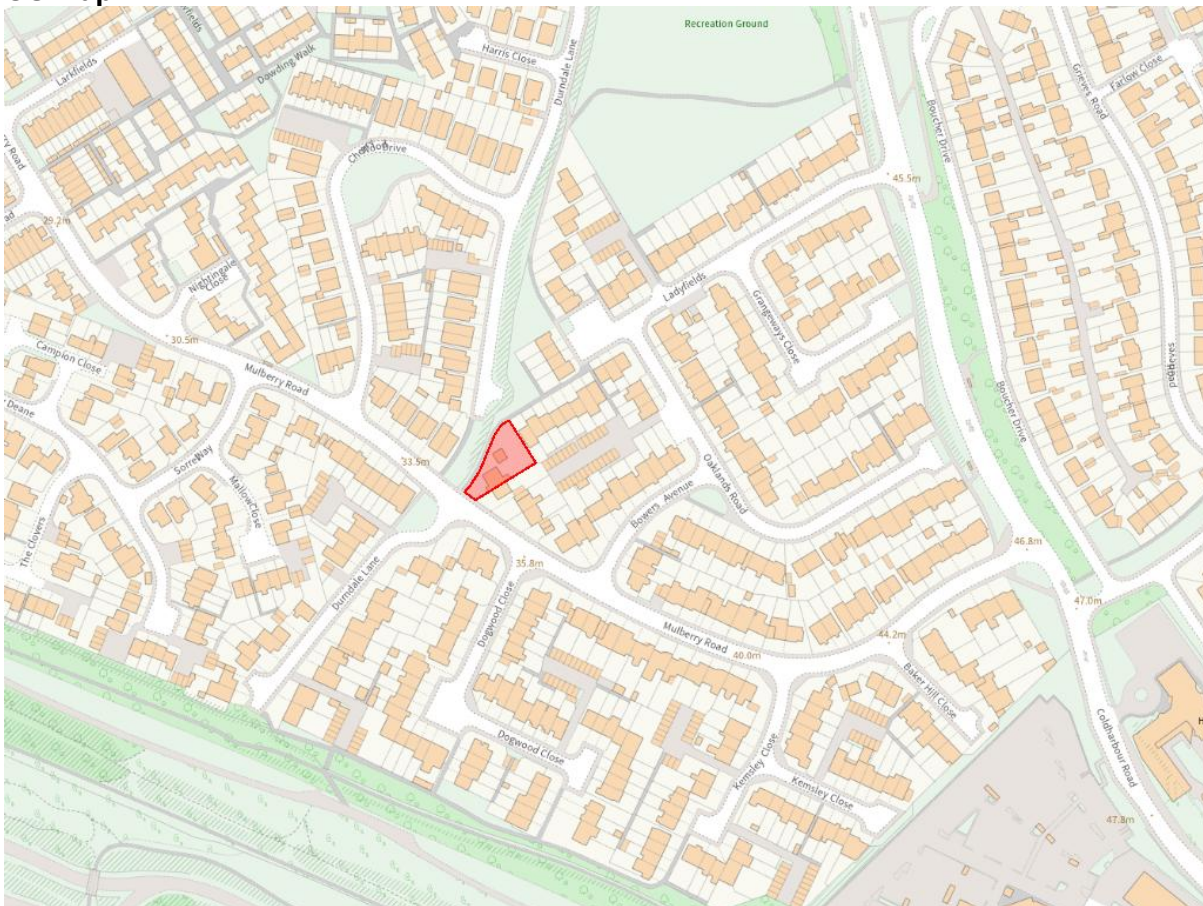
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20250383
Site Address	51 Mulberry Road Northfleet Gravesend Kent DA11 8NY
Date	13 June 2025
PMSA Number	0100019166

OS Map



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