



Application: 20221128

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

To: **Julia Collins**
C/O Mr Thomas Bucknall, Bucknall Design
1 Centaurs Court
Dakota Drive
Chatham
Kent
ME4 6FU

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 24th October 2022 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 complies with Schedule 2, Part 1, Classes B and C of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and the LAWFUL DEVELOPMENT CERTIFICATE is **GRANTED**.

First Schedule

Application for a Lawful Development Certificate in respect of the proposed alterations from a hip to gable roof to form a loft conversion with a dormer extension in the rear roof slope.

Second Schedule

250 Rochester Road
Gravesend
Kent
DA12 4TZ

INFORMATIVES:-

1 DECISION PLANS

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

Application Form
1028[EX]1250 - Aerial, Location and Block Plans
1028[GA]500 - Proposed Block Plan
1028[EX]01 - Existing Ground Floor Plan
1028[EX]02 - Existing First Floor Plan
1028[EX]03 - Existing Attic Plan
1028[EX]04 - Existing Roof Plan
1028[EX]05 - Existing Elevations
1028[GA]01 - Proposed Ground Floor Plan
1028[GA]02 - Proposed First Floor Plan

1028[GA]03 - Proposed Attic Plan
1028[GA]04 - Proposed Roof Plan
1028[GA]05 - Proposed Elevations - Front and Rear Elevation
1028[GA]06 - Proposed Elevations - Side Elevations
1028[GA]07 - Proposed Elevations - Side Section
1028[GA]08 - Proposed Elevations - Side Sectional Elevation
Planning Statement

2 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: 11 November 2022

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.

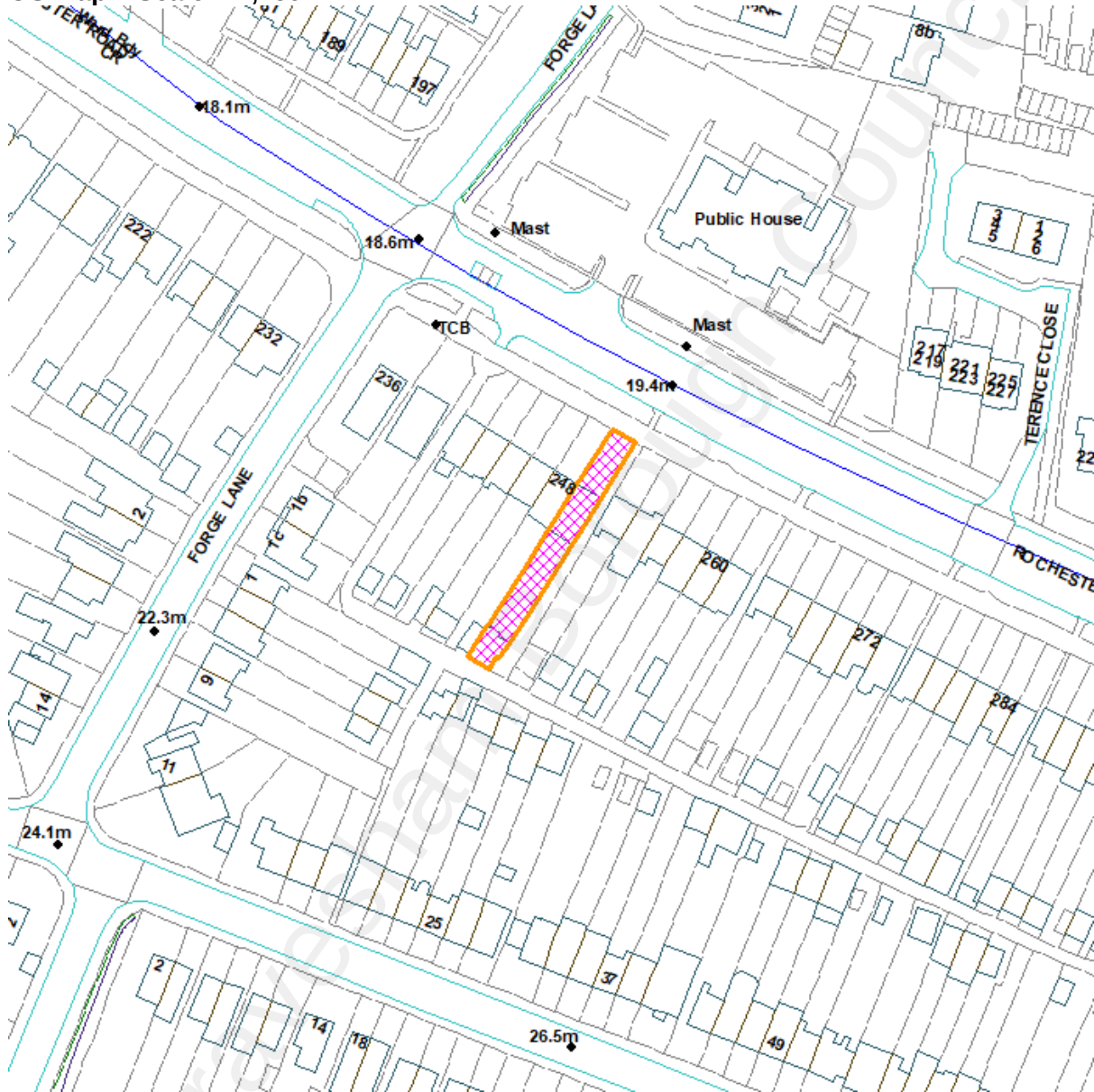
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20221128
Site Address	250 Rochester Road Gravesend Kent DA12 4TZ
Date	11 November 2022
PMSA Number	0100019166

OS Map – Scale 1:1,250



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