

Application: 20231253

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

To: **Alexandru Ungurean
C/O Mr Mark Mirams, Studio Charrette
50 Grosvenor Hill
London
W1K 3QT**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 6th December 2023 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being:-

Application for a Lawful Development Certificate for a proposed vehicle crossover and creation of hard standing.

at **12 Mungo Park Road
Gravesend
Kent
DA12 5DF**

WOULD NOT HAVE BEEN LAWFUL within the meaning of the said Act and, thus, application for planning permission in respect thereof must be made and planning permission obtained before any such proposals can be carried out.

The grounds for this determination are as follows:-

- 1 The proposed development incorporates engineering operations which require full planning permission, and is therefore not compliant with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the Lawful Development Certificate is **refused**.

INFORMATIVES:-

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

Application Form Dated 05/12/2023;
Supplementary Information - CIL Form - received 06/12/2023;
Supplementary Information - Planning Statement - received 06/12/2023;
Drawing Number P5 (Visibility Splay Block Plan - Proposed);
Drawing Number P6 (Block Plans - Existing and Proposed);
Drawing Number P1 (Front Layout Plan - Existing);
Drawing Number P2 (Front Layout Plan - Proposed);
Drawing Number P3 (Boundary Wall Elevation - Existing and Proposed); and
Drawing Number P4 (Site Section A-A - Existing and Proposed).

Dated: 12 January 2024

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

1. Any person who wishes to appeal –

(a) against a determination of the Council under Section 195 of the Act; or

(b) on the failure of the Council to give notice of their decision within 8 weeks of the date of the application

shall give notice of the appeal to the Secretary of State within **six months of the decision or of the expiry of the appropriate period allowed under Article 33 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 for giving such notice (two months)**, as the case may be, or such longer period as the Secretary of State may at any time allow.

- **For further information regarding Appeals and to make an application please click the relevant link:**

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

2. Such person shall also furnish to the Secretary of State a copy of the following documents:-

- (i) the application;;
- (ii) all relevant plans, drawings, particulars and documents submitted with the application;
- (iii) the notice of the decision or determination, if any;
- (iv) all other relevant correspondence with any Local Planning Authority.