



RECLPZ

Application: 20220678

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

To: **Mr Mark Pooley
C/O Cityscape PA
6 Spencer Way
London
E1 2PN**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 24th June 2022 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 in respect of the proposed erection of a rear dormer, installation of rooflights in the front elevation, roof alterations and conversion of the roof space to form habitable rooms.

at **218 Rochester Road
Gravesend
Kent
DA12 4TY**

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 proposal fails Under Class B.1(d) which requires the cubic content of the resulting roof space not to exceed the cubic content of the original roof space by more than 50 cubic metres in the case of a semi-detached dwelling. The proposal calculates a total volume of 57.568m³.
- 2 The proposal also fails under Class B.2 (a) which proposes that external materials for additions or alterations to the roof to be similar to those used in construction of the exiting dwellinghouse and no information was provided to confirm the proposal complies.
- 3 Therefore, the proposed development fails to comply with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and the **LAWFUL DEVELOPMENT CERTIFICATE** is **REFUSED**.

INFORMATIVES:-

1 DECISION PLANS

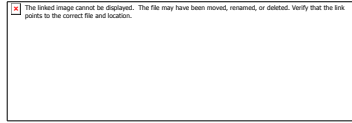
For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application Form Dated 21/06/2022;

Drawing no 19/082/001 (Site Location and Block Plan);

Dated: 18 August 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.