



Application: 20240082

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

To: **Mr Jasbinder Viridi
C/O Mr Soroush Haghighat, Sha Bespoke
25 Ravenswood Avenue
West Wickham
BR4 0PN**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 13th March 2024 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):-

1. 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. Therefore, planning permission is not required and a Lawful Development Certificate can be granted.

First Schedule

Proposed loft conversion with rear/side dormer extension and four rooflights.

Second Schedule

**28 Cross Lane West
Gravesend
Kent
DA11 7PY**

INFORMATIVES:-

1 DECISION PLANS

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

Application form for a Lawful Development Certificate for a Proposed Use or Development;
Drawing no. 2323-EX-300 Existing site and location plans;
Drawing no. 2323-PR-301 Proposed site and location plans;
Drawing no. 2323-EX-100 Existing ground, first and loft layouts, roof plan and front and rear elevations;
Drawing no. 2323-PL-300 Rev. B Proposed ground, first and loft layouts, roof plan and front and rear elevations;
Drawing no. 2323-PL-301 Rev. A Existing and proposed side elevations;
Fire Strategy Statement 25 January 2024;
Evidence Statement; and
Email from the agent received 05 April 2024.

2 WORKS THAT MAY REQUIRE PLANNING PERMISSION

The applicant is requested to note, that the partially constructed existing dormer at the application site, would be likely to require planning permission because it has not been set back into the roof slope of the rear outrigger. However, if the existing dormer is amended to be in line with the plans approved under this lawful development certificate application, then planning permission would not be required.

If you require an informal determination as to whether the existing partially constructed dormer would require planning permission, you are advised to submit a paid pre-application enquiry, which includes full details of the proposal. The following is a link to the relevant page of the GBC website;

<https://www.gravesham.gov.uk/planning/pre-application-planning-advice>

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.

Dated: 11 April 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

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	20240082
Site Address	28 Cross Lane West Gravesend Kent DA11 7PY
Date	11 April 2024
PMSA Number	0100019166

OS Map – Scale 1:1250



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