

Application: 20240265

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

To: **Mrs. A. Ayling
C/O Mr Paulo Ferranti
52 Myra Street
London
SE2 0HB**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 20th May 2024 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being:-

The erection of a rear dormer loft conversion with rooflights

at **24 Great Clayne Road
Gravesend
Kent
DA12 2FG**

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 Article 3, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permitted development rights for the application property were removed by condition 18 of planning permission reference 20151266. Therefore, planning permission would be required for the proposed development 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 19/03/2024;
Block Plan and OS Plan;
Drawing Number BL072 - 01 (Floor Plans - Existing);
Drawing Number BL072 - 02 (Elevations - Existing);
Drawing Number BL072 - 03 (Floor Plans - Proposed); and
Drawing Number BL072 - 04 (Elevations - Proposed).

Dated: 10 July 2024

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.