



Application: 20240957

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

To: **Miss Sukie Dhonta
C/O Mr Ravi Rehal, Rehal Planning
69 Elm Road
Dartford
DA12RX**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 30th October 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, **WAS LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

- 1 This application seeks to confirm that the existing front door and rear kitchen and bathroom windows are Lawful. The applicant has demonstrated that in the balance of probabilities, the development has been in situ since 2015. Consequently, the development is subject to the four year rule and is therefore lawful due to the passage of time.

First Schedule

Application for an Existing Lawful Development Certificate for the replacement of the front door and two windows to the rear of the property.

Second Schedule

**1 Wilfred Street
Gravesend
Kent
DA12 2HA**

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Supplementary Information - Planning Statement;
Supplementary Information - Invoice for Door;
Supplementary Information - Invoice for Windows;
Supplementary Information - Window Survey;
Supplementary Information - Fensa Certificate;
Supplementary Information - Supporting Information regarding Pre- Existing Window and Door;
Supplementary Information - Affidavit;
Supplementary Information - Email from Installsure;
Supplementary Information - Pictures;

Supplementary Information - Pictures;
Supplementary Information - Pictures;
Supplementary Information - Pictures;
Supplementary Information - Pictures;
Supplementary Information - Invoice;
Elevations and Floor Plans - Pre- Existing (received on 31.10.24);
Drawing No. 01 - Elevations Floor Plan and Roof Plan - Existing;
Drawing No. D01 - Block Plan; and
Drawing No. D02 - Site Location Plan.

Dated: 4 December 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

This certificate is issued solely for the purpose of Section 191 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 was 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	20240957
Site Address	1 Wilfred Street Gravesend Kent DA12 2HA
Date	4 December 2024
PMSA Number	0100019166



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