



Application: 20221184

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

To: **Mr and Mrs Okuta**
C/O Mr Frank Amankwah, Novate ACS Ltd
6B Parkway
St Albans
Porters Wood
Herts
AL3 6PA

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 14th November 2022 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):-

The proposed roof alterations fall within the parameters set out in Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and the Lawful Development Certificate is **granted**.

First Schedule

Lawful Development Certificate in respect of the proposed construction of a rear/side dormer extension and conversion of the roof space into habitable rooms.

Second Schedule

83 The Avenue
Gravesend
Kent
DA11 0LX

INFORMATIVES:-

1 DECISION PLANS

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

Application Form Dated 03 November 2022;
Drawing no. 203_PP-001-3 P1 (Site Location Plan);
Drawing no. 209_PP-002-3 P1 (Proposed Block Plan);
Drawing no. 209_PP-101-3 P1 (Existing Second Floor Plan and Roof Plan);
Drawing no. 209_PP-201-3 P1 (Existing North and South Elevations);
Drawing no. 209_PP-200-3 P1 (Existing Front and Rear Elevations);
Drawing no. 209_PP-210-3 P2 (Proposed Front and Rear Elevations);
Drawing no. 209_PP-211-3 P2 (Proposed North and South Elevations);
Drawing no. 209_PP-112-3 P1 (Proposed Second Floor Plan and Roof Plan); and
Drawing no. 209_PP-300-3 P1 (Area Calculation).

2 FOR THE AVOIDANCE OF DOUBT

For the avoidance of doubt, the rear extension shown on the submitted plans does not form part of the consideration of this application and has been approved separately under planning reference 20220925.

3 MATERIALS TO MATCH

Please note that in order for a proposed roof alterations to be lawful, the materials used in the exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse, as per Schedule 2, Part 1, Class B2 (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

4 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: 5 January 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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.

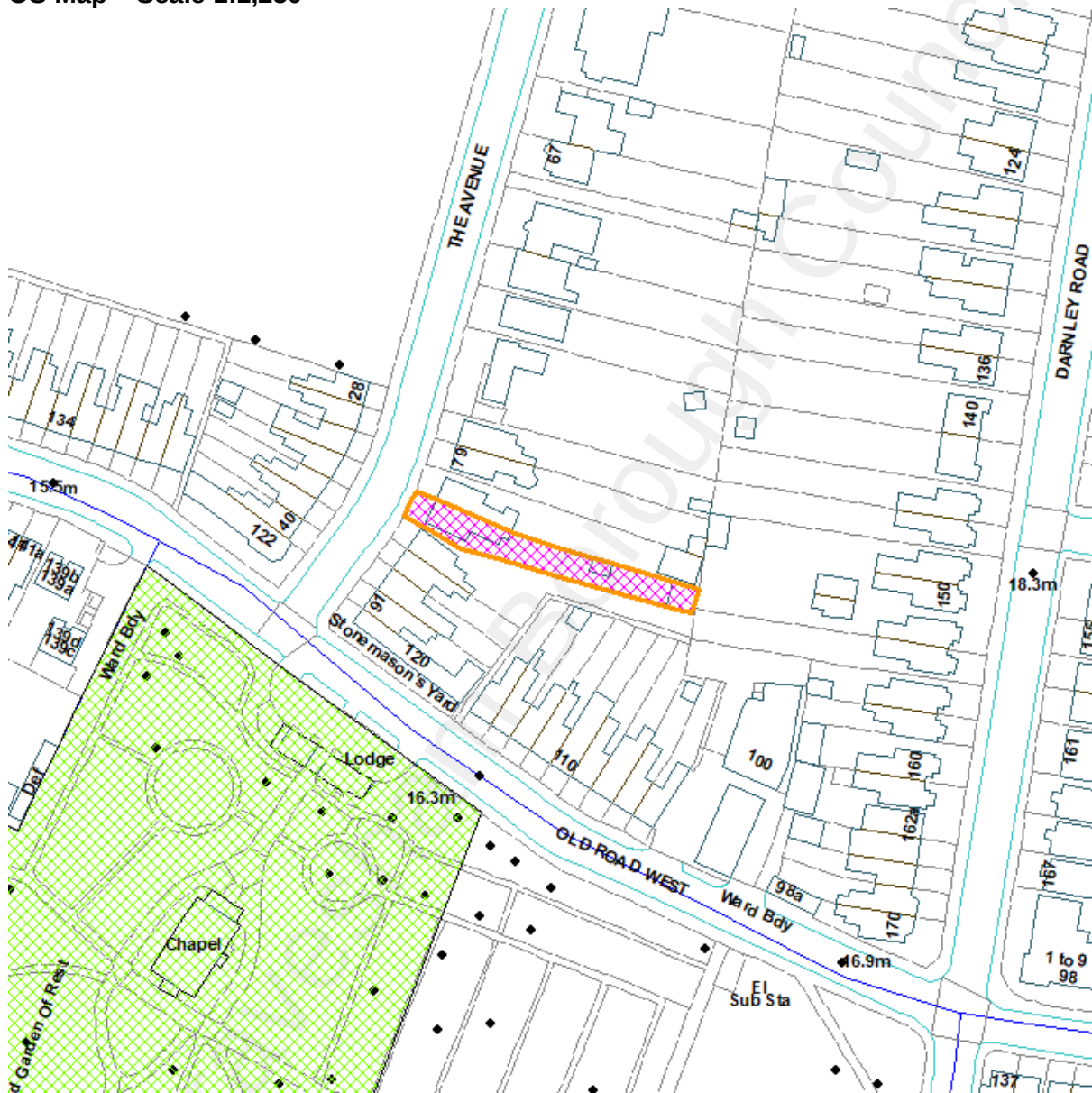
The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use, operation or matter is only conclusively presumed where there has been no material change, before the use is instituted or the operation begun, in any of the other matters relevant to determining such lawfulness.

Gravesham Borough Council

Gravesham Borough Council

Application	20221184
Site Address	83 The Avenue Gravesend Kent DA11 0LX
Date	5 January 2023
PMSA Number	0100019166

OS Map – Scale 1:1,250



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