



Application: 20241172

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

To: **Mr Doku**
C/O Mr Simranjot Singh, Dream Design Develop Ltd
142-143 Parrock Street
Gravesend
DA12 1EY

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT
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GRAVESHAM BOROUGH COUNCIL hereby certify that on 27th December 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 small HMO would comply with the limits set out in Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, planning permission is not required.

First Schedule

Application for a Proposed Lawful Development Certificate for the change the use of the property from a single-family dwelling to a 5 person HMO.

Second Schedule

50 Wrotham Road
Gravesend
Kent
DA11 0QF

INFORMATIVES:-

1 APPROVED PLANS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

Application Form - dated 24 December 2024;
Supplementary Information - Planning Statement;
Drawing no. 001 - Rev. A - Site Location Plan, with Existing and Proposed Block Plans;
Drawing no. 002 - Rev. A - Existing and Proposed Floor Plans.

2 HOUSES IN MULTIPLE OCCUPATION LICENCE

Buildings, houses and flats which have been converted into HMOs are regulated by local authorities to ensure they are properly constructed, managed and maintained. All HMOs must comply with the local authority's adopted standards for HMOs and other HMO related regulations. HMOs occupied by five or more persons will require a licence from the local authority. Please contact Gravesham Borough Council's HMO Team for further details or through the following link: <https://www.gravesham.gov.uk/licensing/houses-multiple-occupation-1/2>.

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

Dated: 20 February 2025

**Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU**

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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

Application	20241172
Site Address	50 Wrotham Road Gravesend Kent DA11 0QF
Date	20 February 2025
PMSA Number	0100019166

OS Map

