



PECLPZ

Application: 20220025

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

To: **Sean Tofts, Elite Planning  
15 Spring Lane  
Lexden Bridge Hamlet  
Colchester  
CO3 4AR**

**CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT**

**GRAVESHAM BOROUGH COUNCIL** hereby certify that on 14th January 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 fence will be no higher than 2m and is not located adjacent to a highway used by vehicular traffic and therefore is permitted under Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. A Lawful Development Certificate can be granted.

*First Schedule*

**Lawful Development Certificate for proposed erection of a 2 metre close board fence to the boundaries on all sides.**

*Second Schedule*

**Land East Of 58 Dover Road  
Five Ash Road  
Gravesend  
Kent  
DA11 0RE**

**INFORMATIVES:-**

**1 DRAWINGS AND DOCUMENTS**

For the avoidance of doubt the developer provided the following information to the Local Planning Authority to assist in the consideration of this application;

Application form received 13 January 2022.

Statement received 13 January 2022.

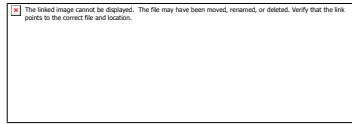
Drawing no. 001 (block plan) received 13 January 2022.

Drawing no. 001a (location plan) received 13 January 2022.

Drawing no. 002 (proposed fence) received 13 January 2022.

Dated: 10 March 2022

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU



### **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  | 20220025                                                                     |
| Site Address | Land East Of 58 Dover Road<br>Five Ash Road<br>Gravesend<br>Kent<br>DA11 0RE |
| Date         | 10 March 2022                                                                |
| PMSA Number  | 0100019166                                                                   |

## OS Map – Scale 1:1,250



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