

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

To: **Mr R Marshall**
C/O Mr S Oakes
53 Lonepine
Top Dartford Road
Hextable
Swanley
Kent
BR8 7SG

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESEND BOROUGH COUNCIL hereby certify that on 12th February 2025 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 small HMO falls within 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.

The proposed roof additions complies with **Schedule 2, Part 1, Class B of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**.

First Schedule

Application for a Proposed Lawful Development Certificate for erection of two dormer extensions in the two rear roof slopes and change of use from a residential dwelling to a 6 bedroom HMO

Second Schedule

**185 Old Road West
Gravesend
Kent
DA11 0LT**

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to grant this application was taken in relation to the following plans and documents:

Application Form
Location Plan

2404/02/BP - Proposed Block Plan

2404/02 Rev A - Proposed Floor Plans

2404/02 Rev A - Existing Floor Plans and Elevations and Proposed Elevations

2 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].

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 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>.

Dated: 7 April 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	20250103
Site Address	185 Old Road West Gravesend Kent DA11 0LT
Date	7 April 2025
PMSA Number	0100019166

OS Map



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