



PECLEZ

Application: 20220450

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

To: **Mr O Kocak**
C/O Tina McFadzean, Insight Architects
The Joiners Shop
The Historic Dockyard
Chatham
ME4 4TZ

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 26th April 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, **WAS LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

- 1 The existing outbuilding/enclosure falls within Article 3 of Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and as such planning permission is not required.

First Schedule

Application for a Lawful Development Certificate in respect of the existing chicken run and coop in the rear garden.

Second Schedule

165 St Hildas Way
Gravesend
Kent
DA12 4AZ

INFORMATIVES:-

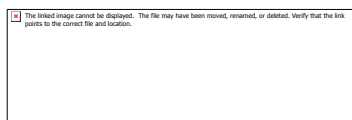
1 **DECISION PLANS**

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

- o Application Form;
- o Drawing 001 (Site Plan, Block Plan, Existing Plans and Elevations).

Dated: 9 June 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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	20220450
Site Address	165 St Hildas Way Gravesend Kent DA12 4AZ
Date	9 June 2022
PMSA Number	0100019166

OS Map – Scale 1:1,250



Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.