

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

To: **Matavata  
C/O Taskin  
Gatcombe House,  
Copnor Road  
Portsmouth  
PO3 5EJ  
United Kingdom**

**REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT**

**GRAVESEND BOROUGH COUNCIL** has considered your application dated 11th August 2025 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being:-

**Application for a Proposed Lawful Development Certificate; Change of use from a residential dwelling to a 5 bedroom House in Multiple Occupation with side dormer extension and conversion of roof space to habitable rooms.**

at **21 Mottram Road  
Northfleet  
Gravesend  
Kent  
DA11 9FH**

**WOULD NOT HAVE BEEN LAWFUL** within the meaning of the said Act and, thus, application for planning permission in respect thereof must be made and planning permission obtained before any such proposals can be carried out.

The grounds for this determination are as follows:-

Notwithstanding the provisions of Article 3, Part 1 of Class B of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) has been restricted for 21 Mottram Road and Planning Permission would be required for the development. As such the Lawful Development Certificate is **refused**.

**INFORMATIVES:-**

**1 DECISION PLANS**

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

Application Form;  
Drawing No. PL01 - Floor Plans - Existing;  
Drawing No. PL02 - Elevations and Section - Existing;  
Drawing No. PL03 - Floor Plans - Proposed;  
Drawing No. PL04 - Elevations and Roof Plan and Section - Proposed; and  
Drawing No. PL05 - Block Plan - Existing and Proposed and OS Plan.

Dated: 26 September 2025

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Shazad Ghani*  
MPhil, MA, BA (Hons)  
Head of Planning  
Planning Service

**Your attention is drawn to the following notes**

**NOTES**

1. Any person who wishes to appeal –

- (a) against a determination of the Council under Section 195 of the Act; or
- (b) on the failure of the Council to give notice of their decision within 8 weeks of the date of the application

shall give notice of the appeal to the Secretary of State within **six months of the decision or of the expiry of the appropriate period allowed under Article 33 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 for giving such notice (two months)**, as the case may be, or such longer period as the Secretary of State may at any time allow.

- **For further information regarding Appeals and to make an application please click the relevant link:**

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

2. Such person shall also furnish to the Secretary of State a copy of the following documents:-

- (i) the application;;
- (ii) all relevant plans, drawings, particulars and documents submitted with the application;
- (iii) the notice of the decision or determination, if any;
- (iv) all other relevant correspondence with any Local Planning Authority.