



Application: 20230592

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

To: **Miss Zara Edeleanu
C/O Miss Louise Edeleanu
1 Garden Cottages
Court Lodge
Shorne
DA12 3EG
United Kingdom**

REFUSAL OF CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 1 June 2023 under the provisions of Section 191 of the above mentioned Act and has determined the operations, use or matter set out therein being:-

Lawful Development Certificate in respect of the continued use of a garden room under permitted development.

at: **Land At Haydown
Buckland Road
Luddesdown
Gravesend
Kent
DA13 0XF**

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 in order to regularise the use or development.

The grounds for this determination are as follows:-

Having had regard to all the facts, the works undertaken amount to building operations, engineering works and a material change of use as detailed by Section 55 of the Town and Country Planning Act 1990 (as amended) and would be considered development under this legislation. The evidence presented confirms to the council that the works would not have complied with the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended) and would not be lawful by virtue of Section 192 (2) of the Town and Country Planning Act 1990 (as amended). The development is within the defined enforcement time limits of The Planning and Compensation Act 1991. This application for a Lawful Development Certificate is therefore refused.

INFORMATIVES:-

1 DECISION PLANS

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

Covering Letter

Location Plan
Land Registry Plan
Site Plan
Floor Plan and Elevations

Dated: 11 August 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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 not lawful, on the specified date and, thus, is otherwise 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.

APPEALS

If an application for a Lawful Development Certificate is wholly or partly refused, or is granted in a different form from the application, or is deemed to have been refused (because the local planning authority (LPA) has not determined the application within the time-limit of eight weeks of receiving the completed application), you can appeal to the Planning Inspectorate. Appeals can be made online at [Planning Inspectorate](#). You should note that the Planning Inspectorate will turn away an LDC appeal if an effective Enforcement Notice is in force. This is because if such a notice is in force, the legislation does not allow a Lawful Development Certificate to be granted.