



Application: 20221252

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

To: **Mr & Mrs Graham Loft
C/O Klaire Lander, Lander Planning
Grainey Farm Cottage
Lower Hartlip Road
Hartlip
SITTINGBOURNE
ME9 7ST
United Kingdom**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 23rd November 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):-

- 1 The Council is satisfied that the description of the approved development at Land At Meadow Cottage School Lane, Higham namely 'Outline Application with Some Matters Reserved for the erection of 3no. self build houses with associated garages and landscaping' does not require the site to be built out by self-builders as no condition to this effect was imposed on the approval notice.

The Council is therefore satisfied that the proposal to build the scheme by a developer would be lawful by virtue of Section 192 (1)(b) of the Town and Country Planning Act 1990 (as amended) and a Certificate of Proposed Lawful Development can be issued.

First Schedule

Application for a Lawful Development Certificate to request confirmation that the approved dwellings are not required to be built by self-builders

Second Schedule

**Land At
Meadow Cottage
School Lane
Higham
Rochester
Kent**

INFORMATIVES:-

- 1 This decision relates to the following documents/plans:

Application form
Cover letter
Drawing no. 18_95_01 rev C (site and location plan as existing)

Dated: 7 December 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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.

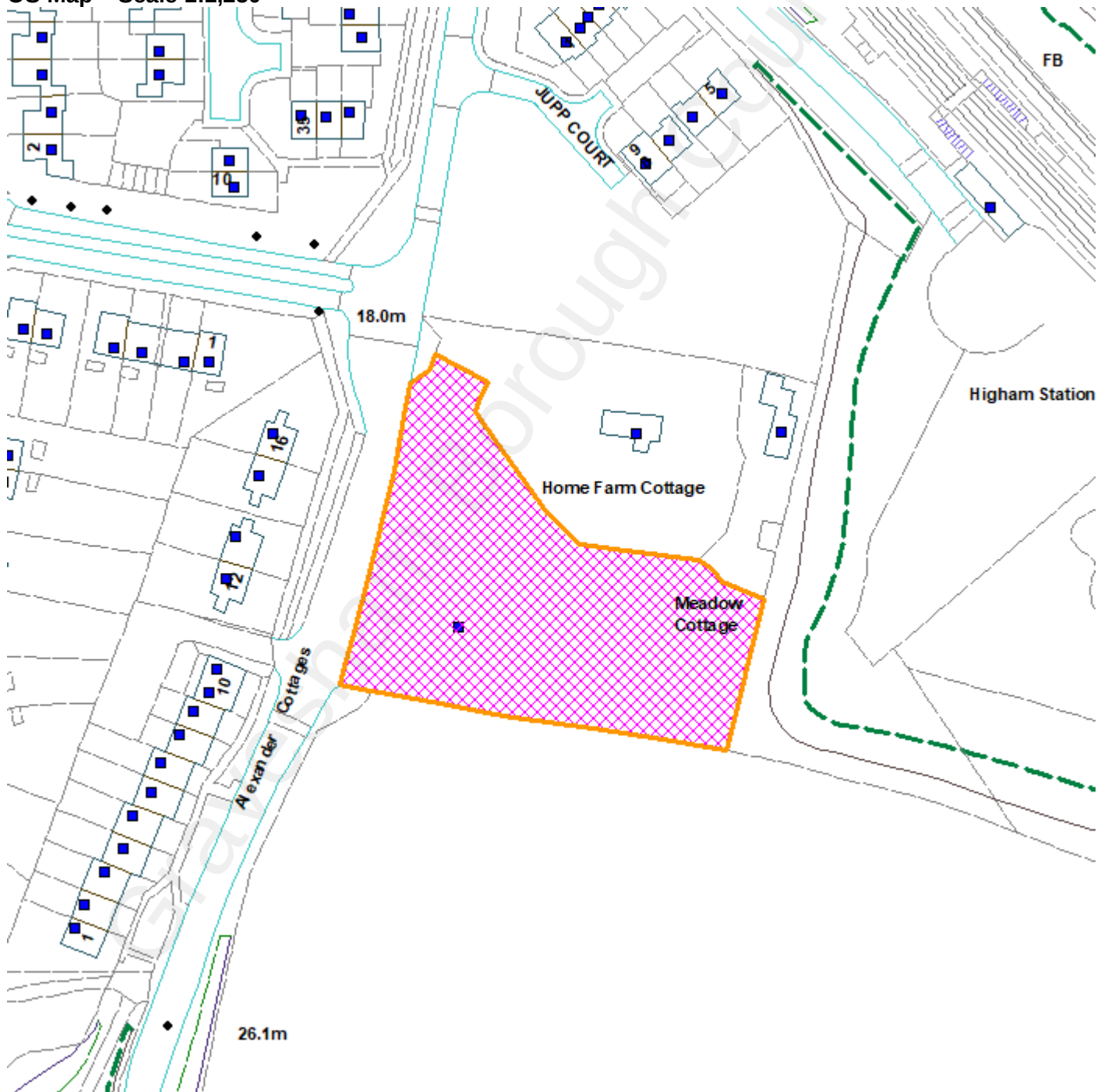
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20221252
Site Address	Land At Meadow Cottage School Lane Higham Rochester Kent
Date	7 December 2022
PMSA Number	0100019166

OS Map – Scale 1:1,250



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Gravesham Borough Council