

Application: 20230564

**TOWN AND COUNTRY PLANNING ACTS
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
2015 (AS AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mrs Diana Parascan
C/O Mrs Ludmila Bivol, LB Archigroup Ltd
6 Central Park Avenue
London
RM10 7DA**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the **Local Planning Authority** under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** of the single storey rear extension **IS NOT REQUIRED**

at **77 St Francis Avenue
Gravesend
Kent
DA12 4SZ**

and being a **single storey rear extension with a depth of 3.5 metres, maximum height of 3 metres and eaves height of 3 metres.**

Referred to in your application dated 26th May 2023.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE PRIOR APPROVAL

This written notice confirms that prior approval is not required for the proposed development.

The developer is advised that the development must be carried out in accordance with the details provided or approved, unless the Local Planning Authority and developer agree otherwise in writing. Details of the proposed scheme are included in the following plans that accompanied the application to which this notice relates:

Application form;
Drawing no. LBA 3340-02/LB (proposed ground floor plan);
Drawing no. LBA 3340-03/LB (proposed elevations);
Drawing no. LBA 3340-06/LB (site and block plan);
Drawing no. LBA 3340-01/LB (existing plans).

The developer is advised that this written notice does not constitute a Certificate of Lawfulness nor indicate whether the proposed development would comply with any of the other limitations or conditions of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended. If you would like confirmation that the proposed development would be lawful, then you are required to submit a Lawful Development Certificate application to the Local Planning Authority.

2. **BUILDING REGULATIONS AND PARTY WALL ACT**

This decision **DOES NOT** imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

Dated: 23 June 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service