



Application: 20241165

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

To: **Mr. John Woodley**
C/O Mr. Giovanni Mastromartino, GMArchitect
Innovation Centre Medway
Maidstone Road
Chatham
Kent
ME5 9FD

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT
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GRAVESHAM BOROUGH COUNCIL hereby certify that on 23rd December 2024 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):-

The proposed roof alterations and outbuilding comply with Schedule 2, Part 1, Classes B, C and E of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and the LAWFUL DEVELOPMENT CERTIFICATE is **GRANTED**.

First Schedule

Application for a Proposed Lawful Development Certificate for a loft conversion with rear dormer and roof light. Roof lights to front roof slope. Demolition of existing outbuilding to facilitate the erection of new outbuilding to the rear garden for use as home-office and garage.

Second Schedule

34 Northridge Road
Gravesend
Kent
DA12 5AY

INFORMATIVES:-

1 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

2 DECISION PLANS

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

- o Application Form
- o Site Location Map
- o Existing Block Plan
- o Proposed Block Plan
- o Drawing No: 34NR09/PR (Proposed Site Plan)
- o Drawing No: 34NR09/EX (Existing Site Plan)
- o Drawing No: 34NR08/PR (Proposed Side Elevation)
- o Drawing No: 34NR08/EX (Existing Side Elevation)
- o Drawing No: 34NR097PR (Side Elevation Proposed)
- o Drawing No: 34NR07/PR (Existing Side Elevation)
- o Drawing No: 34NR04/PR (Proposed Roof Plan)
- o Drawing No: 34NR04/EX (Existing Roof Plan)
- o Drawing No: 34NR06/PR (Proposed Rear Elevation)
- o Drawing No: 34NR06/EX (Existing Rear Elevation)
- o Drawing No: 34NR10/PR (Outbuilding Proposed Ground Floor Plan)
- o Drawing No: 34NR12/PR (Outbuilding Proposed Side Elevations)
- o Drawing No: 34NR11/PR (Outbuilding Proposed Front and Rear Elevations)
- o Drawing No: 34NR03/PR (Proposed Loft Plan)
- o Drawing No: 34NR03/EX (Existing Loft Plan)
- o Drawing No: 34NR01/PR (Proposed Ground Floor Plan)
- o Drawing No: 34NR01/EX (Existing Ground Floor Plan)
- o Drawing No: 34NR05/PR (Proposed Front Elevation)
- o Drawing No: 34NR05/EX (Existing Front Elevation)
- o Drawing No: 34NR02/PR (Proposed First Floor Plan)
- o Drawing No: 34NR02/EX (Existing First Floor Plan)

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

Dated: 13 February 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.

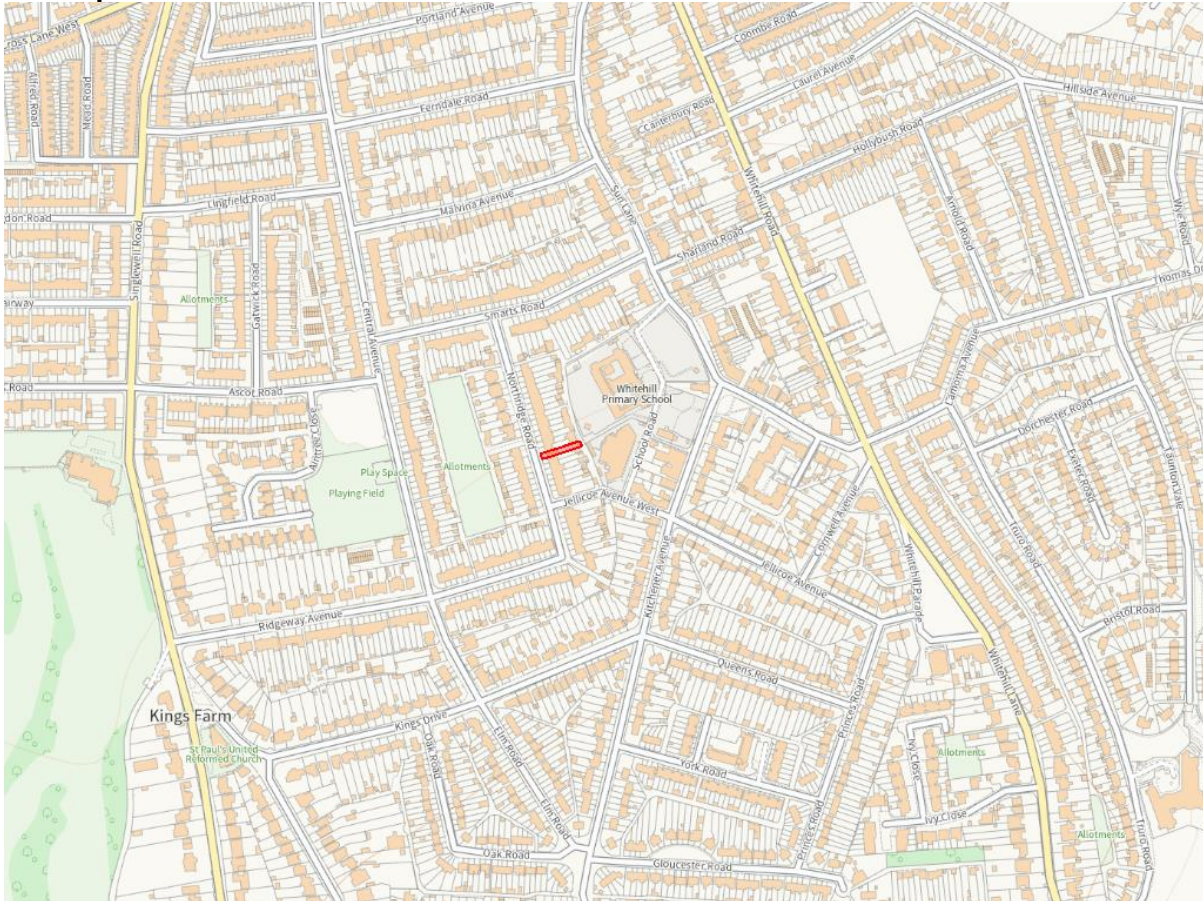
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20241165
Site Address	34 Northridge Road Gravesend Kent DA12 5AY
Date	13 February 2025
PMSA Number	0100019166

OS Map



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