



Application: 20230583

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

To: **Mr Robert Williams, C/O Agent
C/O Mr Matthew Garvey, DHA Planning
Eclipse House
Eclipse Park
Maidstone
Kent
ME14 3EN
United Kingdom**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 15th June 2023 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, **WAS LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

The application seeks to confirm that the use of 36C The Hill and 36D The Hill (referred to as 36C The Studio, The Hill), as two single self-contained residential C3 units is lawful. The applicant has demonstrated that in the balance of probabilities, the flat has been occupied as two single self-contained residential C3 units for at least the last four years prior to the application being made and is therefore lawful due to the passage of time.

First Schedule

Lawful Development Certificate in respect of the existing use of the 36C The Hill and 36C The Studio as two single self-contained units (Use Class C3).

Second Schedule

**36C The Hill
Northfleet
Gravesend
Kent
DA11 9EX**

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Supplementary Information - Email from agent confirming 36D The Hill is '36C The Studio';
Supplementary Information - Supporting Statement
Supplementary Information - Supporting Statement (Appendix 4);
Supplementary Information - 36C The Studio - Tenancy Agreement and Check (Not viewable on public access);
Supplementary Information - Inventory check - 36C The Studio (Not viewable on public access);
Supplementary Information - Rental Insurance - 36C The Studio (Not viewable on public access);

Supplementary Information - Insurance Renewal - 36C The Studio (Not viewable on public access);
Supplementary Information - 36C The Hill - Inventory check; (Not viewable on public access);
Supplementary Information - Utility Bill - 36C The Hill (Not viewable on public access);
Supplementary Information - Electricity Meter Information (Not viewable on public access);
Supplementary Information - Combined Rent Statements - 36C The Hill (Not viewable on public access);
Supplementary Information - Landlord Statement - 36C The Studio (Not viewable on public access);
Supplementary Information - Appeal Example (3303434) (Not viewable on public access);
Supporting Statement (Appendix 2) (Not viewable on public access);
Supporting Statement (Appendix 3) (Not viewable on public access);
Affidavit (Not viewable on public access);
Affidavit (Not viewable on public access);
Elevations - Proposed (received on 12.06.23);
Floor Plans - Proposed (received on 14.06.23);
Drawing No. DHA/30736/01 - OS Plan; and
Drawing no. DHA/30736/02 - Block Plan.

Dated: 9 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 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	20230583
Site Address	36C The Hill Northfleet Gravesend Kent DA11 9EX
Date	9 August 2023
PMSA Number	0100019166

OS Map – Scale 1:1,250



Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.