



Application: 20211087

**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: **Mr Cheema
C/O Mrs Guneet Kaur, Barron Edwards Ltd
Barron Edwards, Whitehall Place
47 The Terrace
Gravesend
Kent
DA12 2DL**

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 **58 Leander Drive
Gravesend
Kent
DA12 4NE**

and being **single storey rear extension with a depth of 5.00 metres, maximum height of 3.05 metres and eaves height of 2.79 metres.**

Referred to in your application dated 1st September 2021.

The proposed development complies with Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and it is considered Prior Approval is not required.

Note: It is important that you read and understand all of the following informatives:

INFORMATIVES:-

1 DECISION PLANS

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

Application form (Received 01 September 2021);
Drawing No 001 Rev A - Site Location, Existing and Proposed Block Plans (Received 01 September 2021);
Drawing No 002 Rev A - Existing and Proposed Ground Floor Plans (Received 01 September 2021);
Drawing No 003 Rev A - Existing Elevation Plans (Received 01 September 2021); and
Drawing No 003 Rev A - Proposed Elevation Plans (Received 01 September 2021).

2 EXTENT OF THE PRIOR APPROVAL

This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

It is important to note that this decision notice does not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A.

The development has not been confirmed to comply with condition A.3(c) which requires that:

"the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;"

Should the development not subsequently be carried out in compliance with this condition, it would not comprise Permitted Development.

If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A) then you should submit an application to the Local Planning Authority for a Lawful Development Certificate.

3. **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.

4 **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.

Dated: 30 September 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

