



**Application: 20250214**

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

To: **Mr & Mrs T Suter**  
**C/O Mr James Carney, James Carney Architects Ltd**  
**116 New Road**  
**South Darenth**  
**DA4 9AR**

|                                                          |
|----------------------------------------------------------|
| <b>CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT</b> |
|----------------------------------------------------------|

**GRAVESHAM BOROUGH COUNCIL** hereby certify that on 12th March 2025 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 development complies with Schedule 2, Part 1, Classes A, B, C, D and F, along with Class B of Part 2, Schedule 2 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 the demolition of rear conservatory and garage, erection of a single storey rear extension and erection of a single storey side extension, erection of a front porch, hard standing to create an additional car parking space and conversion of loft space with dormer window to rear and rooflight to front.**

*Second Schedule*

**9 Cricketers Drive**  
**Meopham**  
**Gravesend**  
**Kent**  
**DA13 0AX**

**INFORMATIVES:-**

**1 DECISION PLANS**

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

Application Form;  
Drawing No. A101/PDA - Site Location Plan and Block Plans - Existing and Proposed; and  
Drawing No. A102/PDA - Floor Plans Roof Plans and Elevations - Existing and Proposed.

**2 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.

### **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.

Dated: 17 April 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.

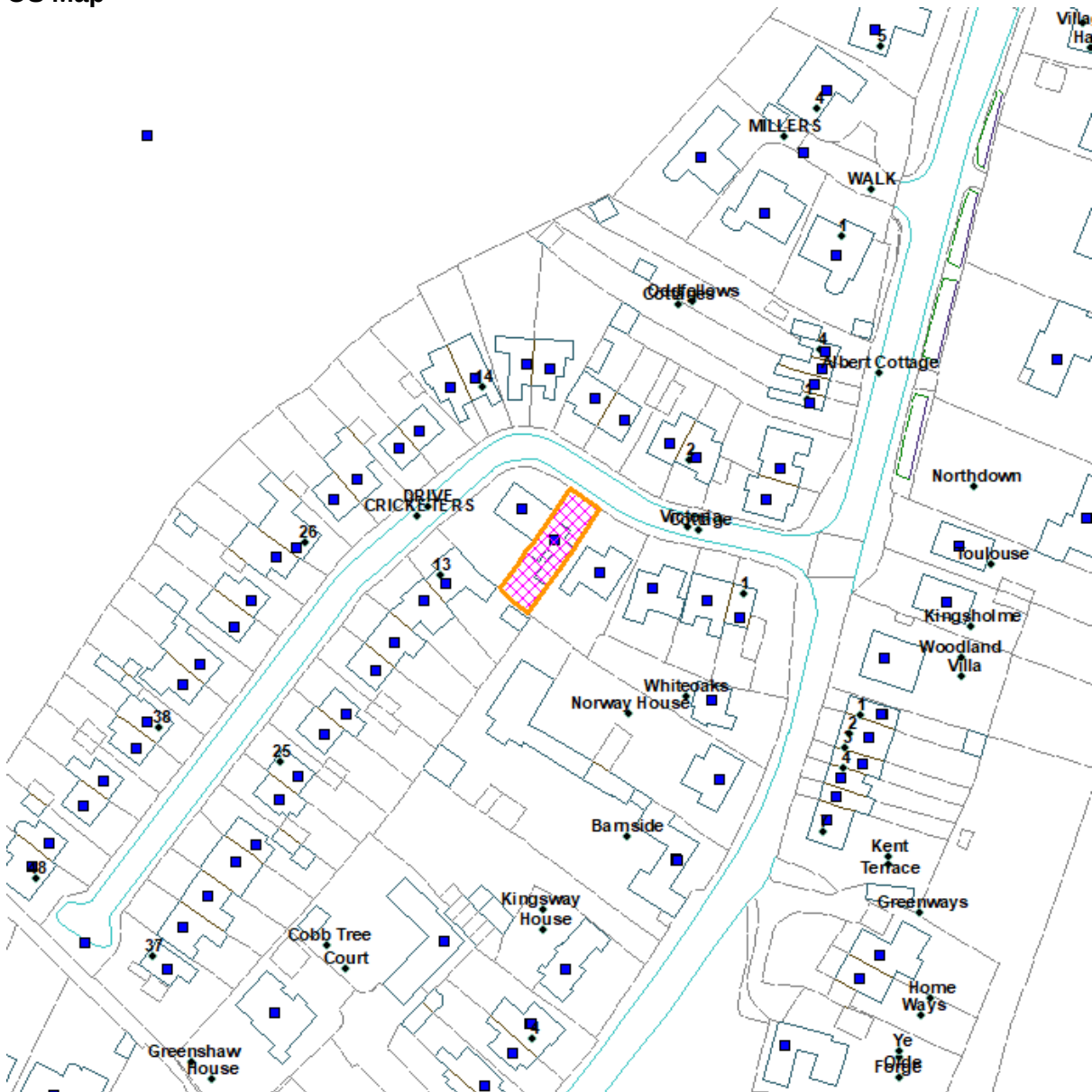
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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  | 20250214                                                       |
| Site Address | 9 Cricketers Drive<br>Meopham<br>Gravesend<br>Kent<br>DA13 0AX |
| Date         | 17 April 2025                                                  |
| PMSA Number  | 0100019166                                                     |

## OS Map



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.