



Application: 20240086

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

To: **Mr D Ponsford**
C/O Mr John Tomlin, Kentec Draughting Services Ltd
10-12 High Street
Snodland
ME6 5DF

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 12th February 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, **WAS LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

- 1 The existing single storey rear extension, rear dormer extension and front rooflights would have complied with the parameters set out in **Schedule 2, Part 1 Classes A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015**, as amended at the time of construction. As such planning permission is not required and a lawful development certificate can be **granted**.

First Schedule

Application for a Lawful Development Certificate in respect of the existing single storey rear extension, dormer extension in rear roof slope and two rooflights in front roof slope.

Second Schedule

99 Lamorna Avenue
Gravesend
Kent
DA12 5PS

INFORMATIVES:-

1 **DECISION PLANS**

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

- o Application form;
- o Drawing no. PA-01 - Location Plan
- o Existing Block Plan;
- o Proposed Block Plan; and
- o Drawing no. 7636-P-01 Rev. A - Existing & Proposed Plans and Elevations.

Dated: 8 April 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

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.

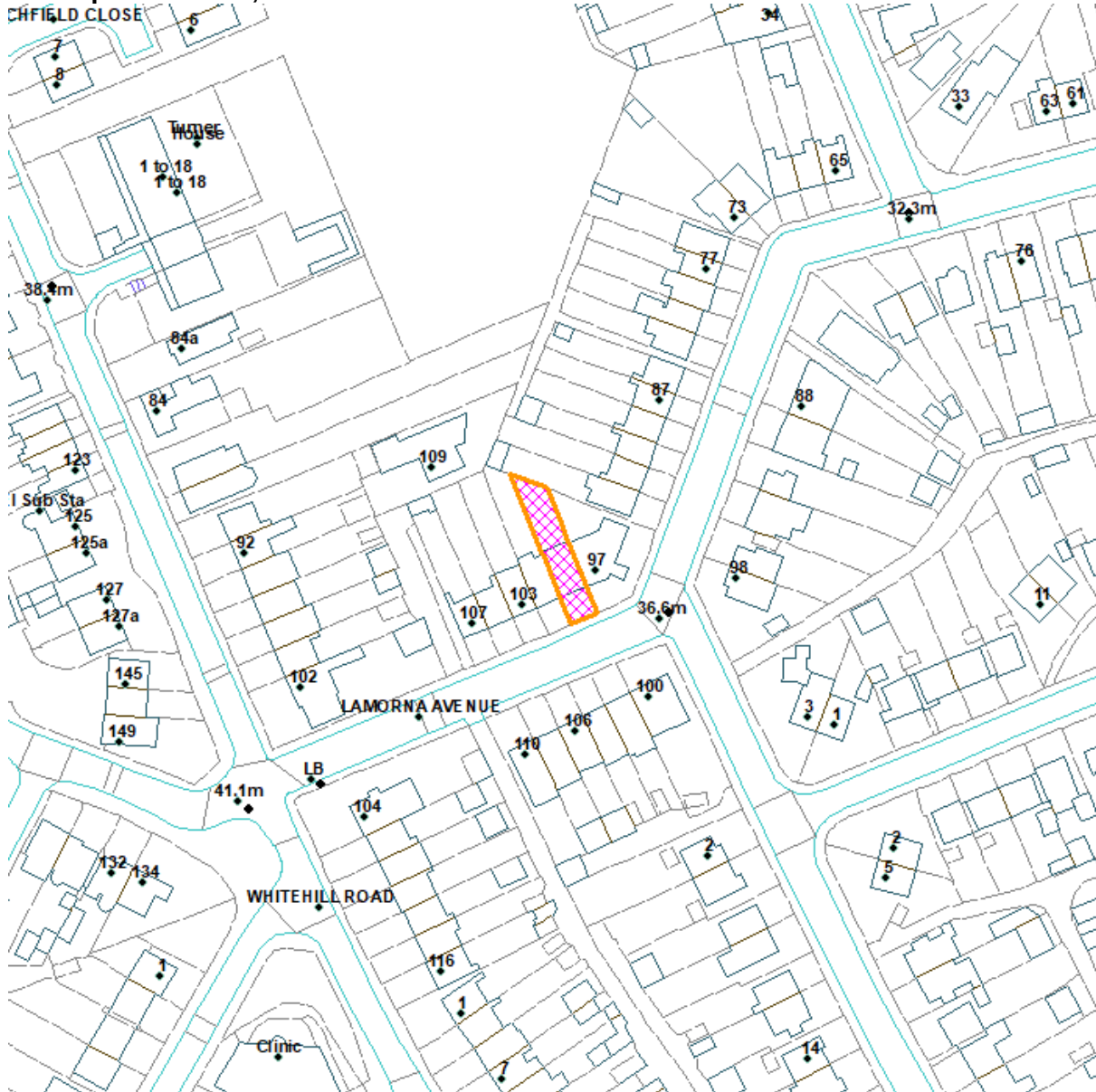
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20240086
Site Address	99 Lamorna Avenue Gravesend Kent DA12 5PS
Date	8 April 2024
PMSA Number	0100019166

OS Map – Scale 1:1,250



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