



Application: 20240146

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

To: **Mr Taylor Gorga**
C/O Mr Moses Ekole, MEK Town Planning And Design Consultants Ltd
Flat 14 Clive House, Haddo Street,
Greenwich
London
SE10 9RH
United Kingdom

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 15th 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, **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):-

- 1 The proposed small HMO falls within the limits set out in **Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**. Therefore, planning permission is not required.

First Schedule

Application for a Lawful Development Certificate in respect of the proposed change of use to a small HMO use of up to 6 people.

Second Schedule

85 Windmill Street
Gravesend
Kent
DA12 1BN

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to grant this application was taken in relation to the following plans and documents:

Application Form

85WSG/001 - Existing and Proposed Lower Ground Floor Plans
85WSG/002 Rev 01 - Existing and Proposed Ground Floor Plans
85WSG/003 - Existing and Proposed First Floor Plan
85WSG/004 - Existing and Proposed Second Floor Plan
85WSG/005 - Existing and Proposed Front Elevation
85WSG/006 - Existing and Proposed Rear Elevation
85WSG/008 - Proposed Side Elevation - A
85WSG/010 - Proposed Side Elevation - B
85WSG/012 - Proposed Block Plan

2 **DEVIATION FROM APPROVED PLANS**

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

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].

4 **HOUSES IN MULTIPLE OCCUPATION LICENCE**

Buildings, houses and flats which have been converted into HMOs are regulated by local authorities to ensure they are properly constructed, managed and maintained. All HMOs must comply with the local authority's adopted standards for HMOs and other HMO related regulations. HMOs occupied by five or more persons will require a licence from the local authority. Please contact Gravesham Borough Council's HMO Team for further details or through the following link: <https://www.gravesham.gov.uk/licensing/houses-multiple-occupation-1/2>.

Dated: 9 April 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

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	20240146
Site Address	85 Windmill Street Gravesend Kent DA12 1BN
Date	9 April 2024
PMSA Number	0100019166

OS Map – Scale 1:1,250



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