



Application: 20240887

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

To: **Mr Sam Andrews
18 The Crescent
Northfleet
Gravesend
Kent
DA11 7EB**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 4th November 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):-

The proposed outbuildings fall within the parameters set out in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Therefore planning permission is not required and a lawful development certificate can be **granted**.

First Schedule

Application for a Lawful Development Certificate for the proposed erection of an outbuilding in the rear garden for use as a garden room.

Second Schedule

**18 The Crescent
Northfleet
Gravesend
Kent
DA11 7EB**

INFORMATIVES:-

1 APPROVED PLANS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

Application form for a Lawful Development Certificate for a Proposed Use or Development;
Drawing no. TQRQM24299134743889 Proposed block plan;
Drawing no. TQRQM24299133852006 Site location plan;
Drawing no. WDS.180809.SAPGR.R02 Proposed layout and elevations; and
Email from the applicant received 30 October 2024.

2 FOR THE AVOIDANCE OF DOUBT

For the avoidance of doubt, the outbuilding has been assessed as a garden room only, incidental to the use of 18 The Crescent as a single family dwelling. The outbuilding shall not be used for a

business without first obtaining the relevant planning permission from the Local Planning Authority to formally change the use of the outbuilding for business purposes.

Dated: 10 January 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.

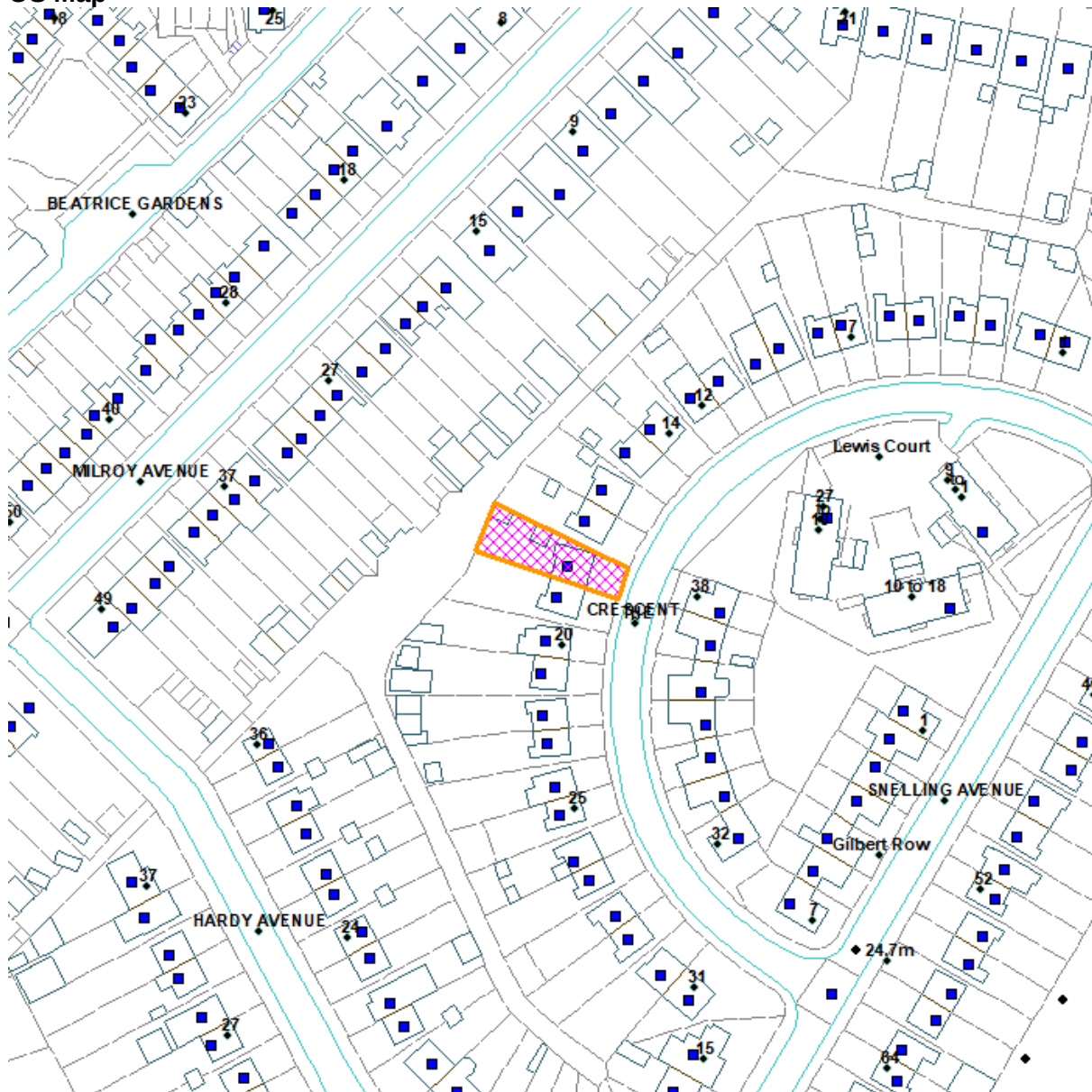
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20240887
Site Address	18 The Crescent Northfleet Gravesend Kent DA11 7EB
Date	10 January 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.