

Application: 20211277

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

To: **Mr And Mrs Jenns
C/O Mr Ryan Townrow, RT Drafting Solutions Limited
277B Main Road
Sidcup
DA14 6QL**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 28th October 2021 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being

Application for Lawful Development Certificate for proposed loft conversion with alterations to roofline, rear dormer and three rooflights to front roofslope.

at **2 Spring Grove
Gravesend
Kent
DA12 1LL**

WOULD NOT HAVE BEEN LAWFUL within the meaning of the said Act and, thus, application for planning permission in respect thereof must be made and planning permission obtained before any such proposals can be carried out.

The grounds for this determination are as follows:

The proposed side extension fails to comply with Article 3, Part 1, Class B.1 (d) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, because the total roof volume exceeds the permissible thresholds of the General Permitted Development Order. Therefore, the development proposed requires planning permission.

INFORMATIVES:-

1 DECISION PLANS

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

- o Application form Received 12/10/2021;
- o Drawing No.001 - Site Location Plan Received 28/10/2021;
- o Drawing No.002 - Existing Floor Plans, Elevations & Section 12/10/2021;
- o Drawing No.003 Rev A - Proposed Floor Plans Received 12/10/2021;
- o Drawing No.004 - Proposed Elevations Received 12/10/2021;
- o Drawing No.005 - Block Plan Received 28/10/2021.

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and

determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance the application was contrary to Local and National Planning Policy and could not be supported.

Dated: 10 November 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Your attention is drawn to the following notes

NOTES

1. Any person who wishes to appeal –

(a) against a determination of the Council under Section 195 of the Act; or

(b) on the failure of the Council to give notice of their decision within 8 weeks of the date of the application

shall give notice of the appeal to the Secretary of State within **six months of the decision or of the expiry of the appropriate period allowed under Article 33 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 for giving such notice (two months)**, as the case may be, or such longer period as the Secretary of State may at any time allow.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

2. Such person shall also furnish to the Secretary of State a copy of the following documents:-

(i) the application;;

(ii) all relevant plans, drawings, particulars and documents submitted with the application;

(iii) the notice of the decision or determination, if any;

(iv) all other relevant correspondence with any Local Planning Authority.