



Application: 20230491

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

To: **Mr T Russell
C/O Mr P Nicholls
2 The Parade
Ash Road
Hartley
Longfield
DA3 8BG
United Kingdom**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 16th May 2023 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):-

The Borough Council is satisfied that the applicant has provided and shown sufficient evidence that, on the balance of probability, the concrete framed outbuilding was constructed in excess 4 years prior to the date of the application.

The Borough Council is therefore satisfied that the development is exempt from enforcement action by reason of section 171B (1) of the Town and Country Planning Act 1990, as amended.

The development is therefore lawful by reason of section 191 (3) (a) of the Act and a Certificate of Existing Lawful Use is duly issued.

First Schedule

Lawful Development Certificate in respect of the existing concrete framed barn in the rear garden.

Second Schedule

**Starwood
Pear Tree Lane
Shorne
Gravesend
Kent
DA12 3JULY**

Dated: 10 July 2023

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

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.

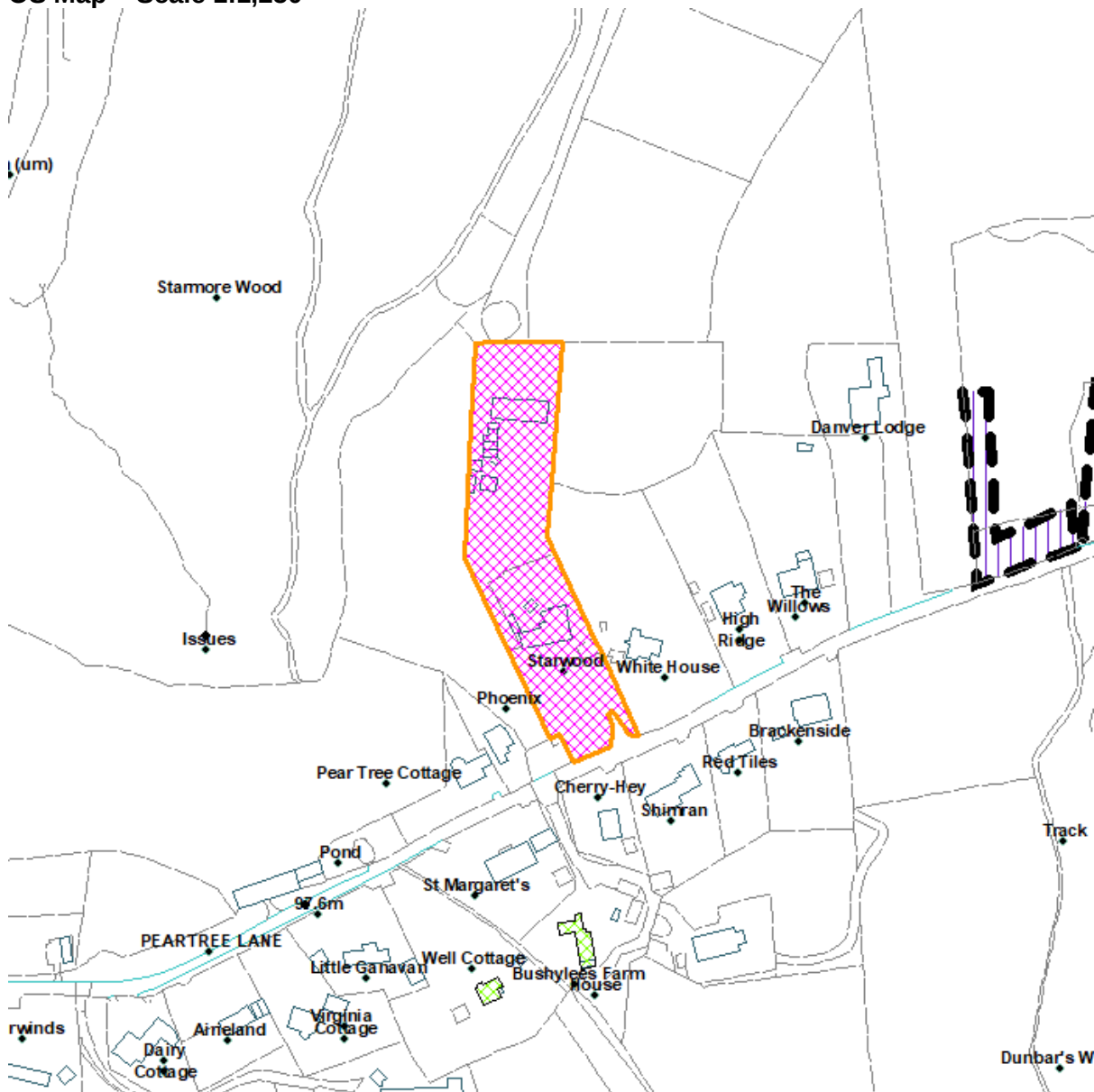
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20230491
Site Address	Starwood Pear Tree Lane Shorne Gravesend Kent DA12 3JU
Date	10 July 2023
PMSA Number	0100019166

OS Map – Scale 1:1,250



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