

Application: 20211182

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

To: **Sarah Francomb  
C/O Matthew Ripley, Cre8room Limited  
30 Boxley Road  
Chatham  
Kent  
ME5 9LF**

**REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT**

**GRAVESHAM BOROUGH COUNCIL** has considered your application dated 24th September 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 conversion of garage to habitable room.**

at **15 Churchside  
Vigo  
Gravesend  
Kent  
DA13 0SJ**

**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 property related to the application was built pursuant to planning permission reference TH6/62/345A. Condition (ii) of this permission states "(ii) the details submitted in pursuance of condition (i) shall show adequate land to the satisfaction of the Local Planning Authority reserved for the parking or garaging of one car per dwelling unit and, upon approval of the details, no permanent development, whether permitted by the Town and Country Planning General Development Order, 1963, or not, shall be carried out on the land so shown, other than the erection of a private garage or garages or in such a position as to preclude vehicular access to this reserved car parking space".

**INFORMATIVES:-**

**1 VIGO COVENANT APPROVAL**

The property is covered by a Title Deed Covenant which requires the alterations to a property to be approved directly by the Vigo Parish Council. The Parish Council can be contacted directly via Email: [clerk@vigo-pc.gov.uk](mailto:clerk@vigo-pc.gov.uk) Web: [www.vigo-pc.gov.uk](http://www.vigo-pc.gov.uk)

**2 DECISION PLANS**

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

Application Form;  
Drawing no. 015SF (Received 09/11/2021);  
3x Photos of the existing garage (Received 09/11/2021); and  
Drawing no. Site Location Plan (unlabelled) (Received 24/09/2021).

Dated: 17 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.