



Application: 20211135

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

To: **Mr Palwinder Singh Tehara**
C/O Mr David Meaney, DKM Consultants Ltd
82 Longfellow Road
Gillingham
Kent
England
ME7 5QQ

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 17th September 2021 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 dormer window and rooflights comply with Article 3, Part 1, Classes B and C of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore, the development proposed comprises Permitted Development, and a Lawful Development Certificate can be granted.

First Schedule

Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer, installation of front rooflight and conversion of the roofspace to form habitable rooms.

Second Schedule

14 Scratton Fields
Cobham
Gravesend
Kent
DA12 3AS

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the developer provided the following information to the Local Planning Authority to assist in the consideration of this application;

- Application form received 15 September 2021.
- Drawing no. DKM/7400/02 rev 01 (existing block plan) received 15 September 2021.
- Drawing no. DKM/7400/12 rev 02 (proposed elevations) received 15 September 2021.
- Drawing no. DKM/7400/11 rev 01 (existing elevations) received 15 September 2021.
- Drawing no. DKM/7400/01 rev 0 (location plan) received 15 September 2021.
- Drawing no. DKM/7400/04 rev 01 (proposed block plan) received 15 September 2021.

2 The applicant is reminded that condition B.2 (a) of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended applies and therefore materials used in exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The applicant is also reminded that condition B.2 (b) and (c) of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended applies in the instance:

(b) The enlargement must be constructed so that -

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side - extension

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and

(c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be -

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Dated: 4 October 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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.

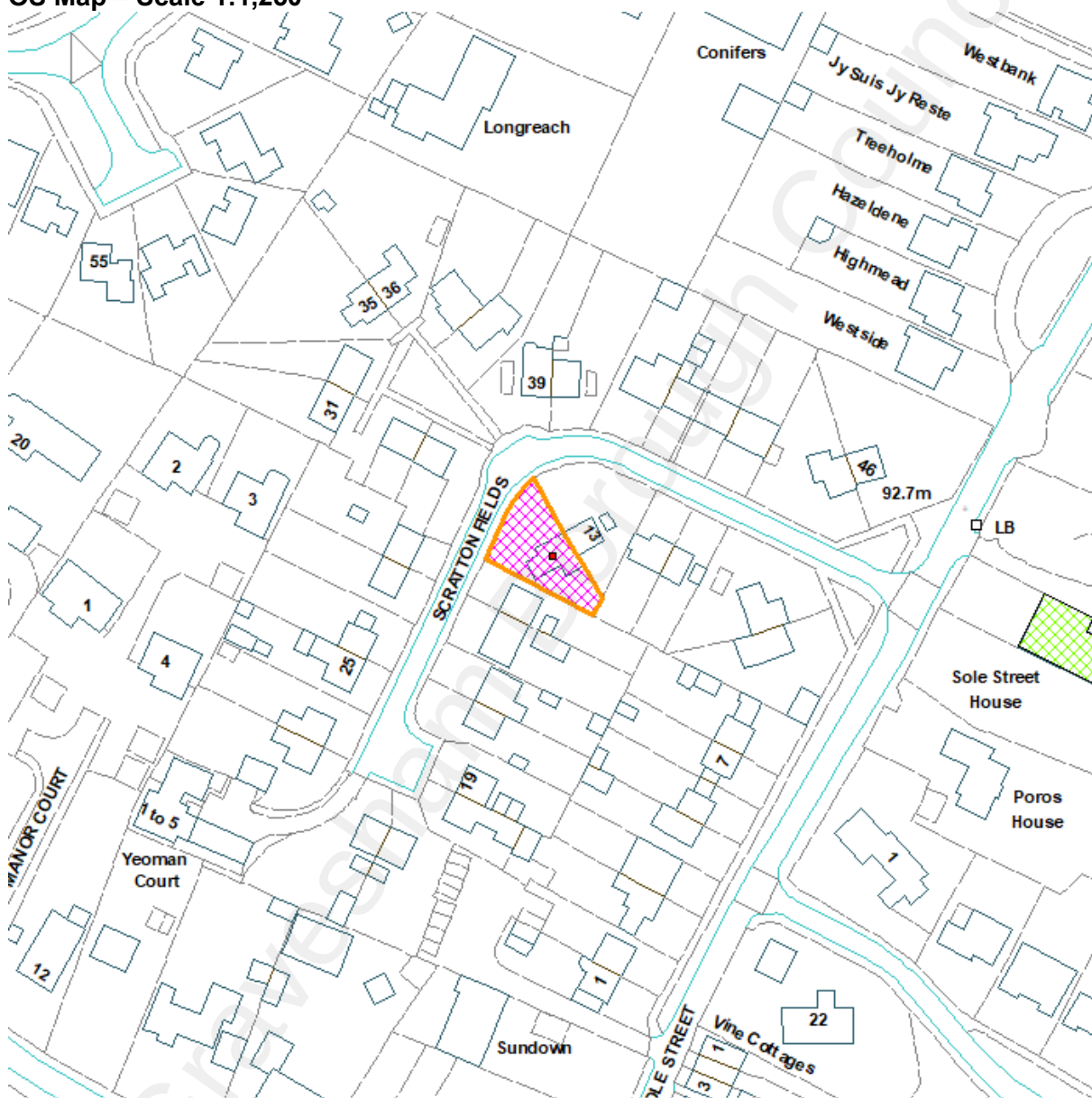
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20211135
Site Address	14 Scrutton Fields Cobham Gravesend Kent DA12 3AS
Date	4 October 2021
PMSA Number	0100019166

OS Map – Scale 1:1,250



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