



Application: 20240797

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

To: **Mr Harminder Dhanda
C/O Mr Raj Bhatti
25 Cloonmore Ave
Orpington
BR6 9LE**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 13th September 2024 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 a Proposed Lawful Development Certificate for the conversion of the loft space to a habitable room with dormer to the rear, rooflights to the front and pitch to gable roof to side.

at **41 Cobham Street
Gravesend
Kent
DA11 0SA**

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:-

- 1 The proposal to convert the loft space, construct a dormer to the rear, rooflights to the front and alter the roof from a hip to a gable does not meet the criteria of Class B.1 (f) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the application site is located within an area designated as article 2(3) (Conservation Area).
- 2 The application site is located within an area designated as Article 4. The Article 4 Direction has removed Class C of Part1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore no alterations can be made to the roof without first applying for and gaining planning permission.

INFORMATIVES:-

1 DECISION PLANS

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

Application form
Site location plan

Block plan (existing)
Block plan (proposed)
Heritage Statement
Drawing no. 2317-003 rev 00 (existing first floor plan)
Drawing no. 2317-002 rev 00 (existing ground floor plan)
Drawing no. 2317-0013 rev 00 (proposed second floor plan)
Drawing no. 2317-012 rev 00 (proposed first floor plan)
Drawing no. 2317-011 rev 00 (proposed ground floor plan)
Drawing no. 2317-010 rev 00 (proposed basement floor)
Drawing no. 2317-001 rev 00 (existing basement plan)
Drawing no. 2317-005 rev 00 (existing elevations)
Drawing no. 2317-0015 rev 01 (proposed elevations)
Drawing no. 2317.004 rev 01 (existing roof plan)

Dated: 23 October 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.

- **For further information regarding Appeals and to make an application please click the relevant link:**

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

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.