

Application: 20230904

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

To: **Mr Philip Parfitt
C/O Mr Amar Ghosh, A.N Ghosh Architects
13 Fosters Close
Chislehurst
Kent
BR7 6NG**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT
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GRAVESHAM BOROUGH COUNCIL hereby certify that on 31st August 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):-

- 1 The application seeks to confirm that the use of the annex incidental to the main dwelling is lawful. It is considered on the balance of probability that the annex has been used for at least the past four consecutive years prior to the application being made and is therefore lawful due to the passage of time.

First Schedule

Application for a Lawful Development Certificate in respect of the continued use of the annex as incidental to the main dwelling.

Second Schedule

**Longacre
Valley Lane
Meopham
Gravesend
Kent
DA13 0DG**

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Supplementary Information - Planning Statement;
Supplementary Information - Burden of Proof; and
OS Plan (received on 29.08.23).

Dated: 17 November 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.

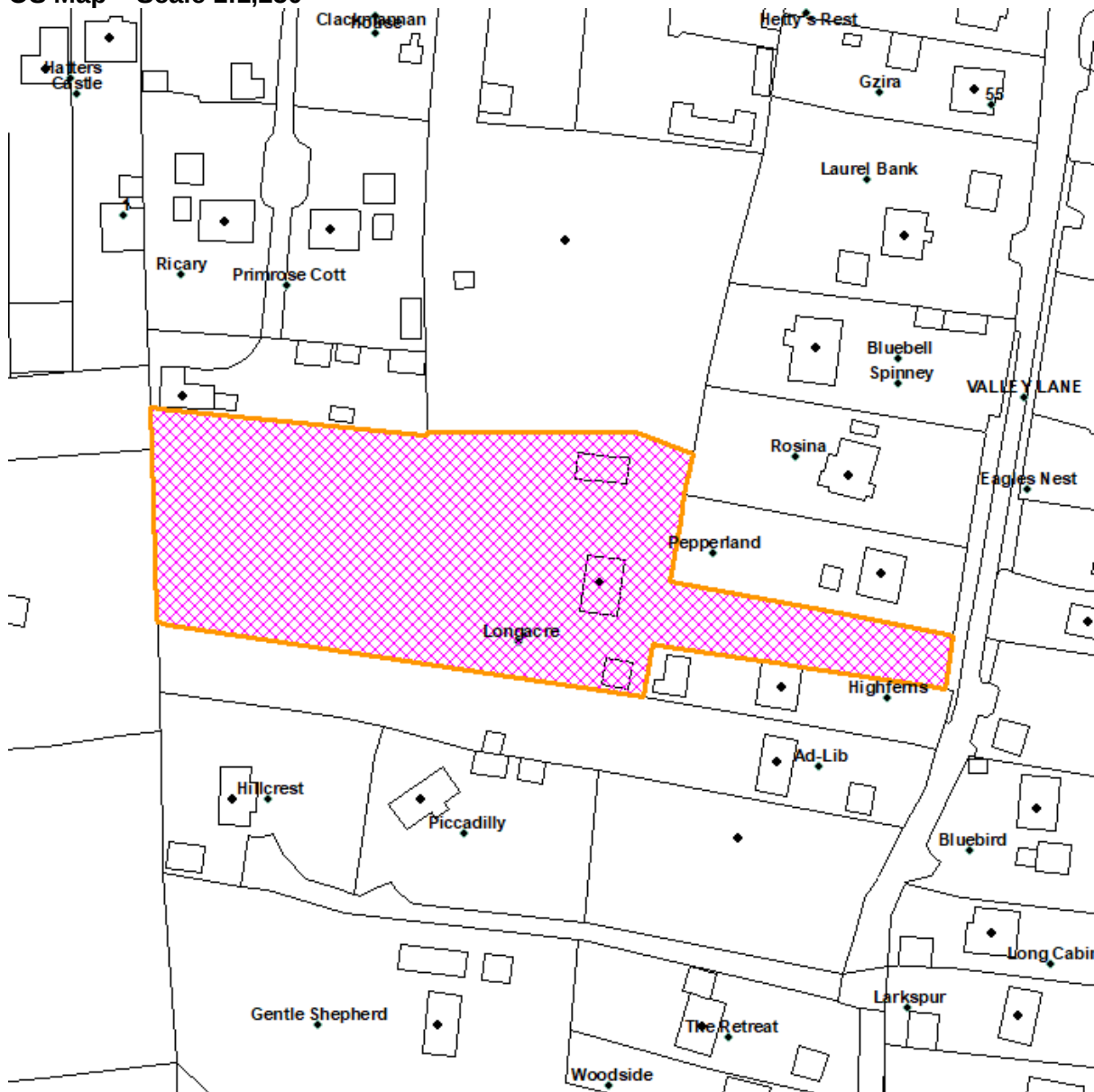
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20230904
Site Address	Longacre Valley Lane Meopham Gravesend Kent DA13 0DG
Date	17 November 2023
PMSA Number	0100019166

OS Map – Scale 1:1,250



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