

Application: 20260364

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

To: **Mr Avttar Channa
C/O Mr Matthew Johnson, Gracechurch Town Planning Ltd
Fifth Floor
167-169 Great Portland Street
London
W1W 5PF
United Kingdom**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 8th April 2026 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; demolition of existing outbuildings, construction of two new single-storey outbuildings and provision of new hardstanding.

at **Castle Shaw
Wrotham Road
Istead Rise
Gravesend
Kent
DA13 9EG**

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 proposed building A is substantial in size and does not appear to be required incidental to the residential use of the dwelling house but instead appears more akin to storage relating to a commercial use. Insufficient evidence has therefore been presented to establish that the proposed building would be reasonably required for purposes incidental to the enjoyment of the main dwellinghouse. The development is therefore not permitted under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and planning permission is required.

INFORMATIVES:-

1 DECISION PLANS

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

Application form
Supporting Statement by Gracechurch Town Planning
Drawing no. 696.500.PD.02 rev A (proposed site plan)

Drawing no. 696.500.PD.01 (existing site plan)
Drawing no. 696.1250.PD.01 (location plan)
Drawing no. 696.100.PD.06 (proposed elevations building B)
Drawing no. 696.100.PD.05 (proposed elevations building A)
Drawing no. 696.100.PD.04 (proposed floor plans)
Drawing no. 696.100.PD.03 (existing elevations building B)
Drawing no. 696.100.PD.02 (existing elevations building A)
Drawing no. 696.100.PD.01 (existing floorplans)
Drawing no. 696.100.PD.07 (proposed sections)

Dated: 9 June 2026

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.