



PECLEZ

Application: 20220573

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

To: **Mr Harry Mulheran
C/O Mrs Shannon Alexander, Barron Edwards Ltd
47 The Terrace
Gravesend
DA12 2DL**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 26th May 2022 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 Borough Council is satisfied that the applicant has provided and shown sufficient evidence that, on the balance of probability, the outbuilding was constructed as an annexe and used as such in excess 4 years prior to the date of the application.

The Borough Council is therefore satisfied that the extension and alterations are exempt from enforcement action by reason of section 171B (1) of the Town and Country Planning Act 1990, as amended.

The development is therefore lawful by reason of section 191 (2) (a) of the Act and a Certificate of Existing Lawful Use is duly issued.

For the avoidance of doubt the application site the subject of this certificate is shown edged in red on the attached plan.

First Schedule

Application for a Lawful Development Certificate in respect of the continued use of outbuilding as an annexe ancillary to the main dwelling

Second Schedule

**La Clef
Valley Lane
Meopham
Gravesend
Kent
DA13 0DG**

INFORMATIVES:-

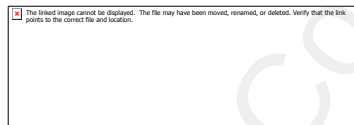
1 DOCUMENTS

For the avoidance of doubt, the applicant provided the following information to the Local Planning Authority to assist in the consideration of this application:

- o Application Form - dated 23/05/2022;
- o Supplementary Information - Signed Affidavit from Owner (dated 26/07/2022);
- o Supplementary Information - Signed Affidavit from Neighbour (dated 26/07/2022);
- o Supplementary Information - Evidence Statement - signed by Neighbour (dated 03/05/2022);
- o Supplementary Information - Annexe Survey - DT Carpentry & Building Services (dated 23/05/2022);
- o Supplementary Information - Annotated Google Earth Image (04/2015);
- o Supplementary Information - Photograph of Outbuilding;
- o Drawing no. 001 - Rev. A - Site Location Plan (scale - 1:1250);
- o Drawing no. 004 - Rev. A - Annex Plans and Elevations.

Dated: 5 August 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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	20220573
Site Address	La Clef Valley Lane Meopham Gravesend Kent DA13 0DG
Date	5 August 2022
PMSA Number	0100019166

OS Map – Scale 1:1,250



Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.