



Application: 20240339

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

To: **Mr Deutch, Netpex Ltd.
C/O Mr Moses David Motzen, MDM Planning Limited
6 Grosvenor Way
London
E5 9ND**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 1st May 2024 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 existing lawful use of the premises as a single family dwellinghouse and the proposed use as a dwellinghouse with up to six persons living together as a single household where care is provided would both be uses that would fall within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and, by virtue of the provisions of Section 55(2)(f) of the Town and Country Planning Act 1990 (as amended), the proposed use would not amount to development within the meaning of Section 55(1) of that Act. Accordingly planning permission is not required.

First Schedule

Application for a lawful development certificate for the change of use from change from C3(a) to C3(b) for the use of the dwelling as a dwelling house providing care.

Second Schedule

**12 Old Road West
Gravesend
Kent
DA11 0LJ**

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;
Rota System and Number of People on site;
Location Plan;
Drawing no. PLOS A4 - Location and site plan;
Drawing no. PL01 - Existing Floor Plans;
Drawing no. PL02 - Proposed Floor Plans;
Planning Statement.

Dated: 26 June 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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.

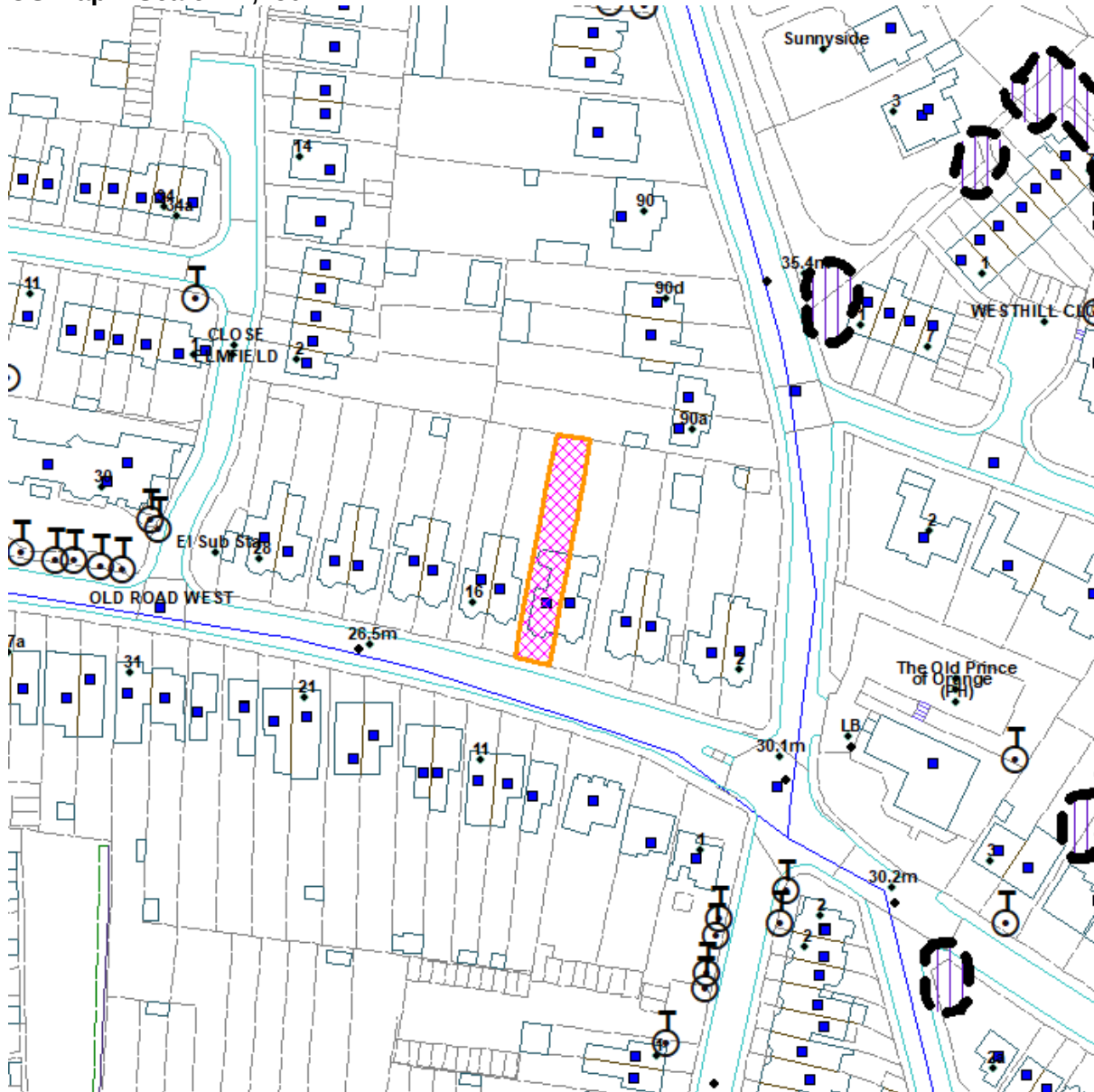
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20240339
Site Address	12 Old Road West Gravesend Kent DA11 0LJ
Date	26 June 2024
PMSA Number	0100019166

OS Map – Scale 1:1,250



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