



Application: 20250507

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

To: **Mr H Aqlan And Ms R Hinsley
C/O Mr Michael Robinson, MRC Planning
4 Clarendon Street
Bedford
MK41 7SJ**

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 23rd May 2025 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 proposed development would be located within the curtilage of the dwellinghouse known as no. 5 Forge Lane, it would meet the definition of a caravan and it would be used for purposes incidental to the use of that dwelling. As such, and in line with Section 55(2)(d) of Part 3 of the Town and Country Planning Act 1990 (as amended), the proposed development would not meet the definition of development (provided that the caravan is constructed and used in line with the submitted application details) and planning permission would not be required. The proposal would therefore be lawful and pursuant to section 192(2) of the Town and Country Planning Act 1990 (as amended), a Certificate of Proposed Lawful Development/Use can be **granted**.

First Schedule

Application for a Proposed Lawful Development Certificate for the proposed siting of a caravan for ancillary residential use in the rear garden.

Second Schedule

**5 Forge Lane
Higham
Rochester
Kent
ME3 7AS**

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

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

Application form for a Lawful Development Certificate for a Proposed Use or Development;
Drawing no. P01 Proposed front elevation;
Drawing no. P02 Proposed southern side elevation;
Drawing no. P03 Proposed northern side elevation;
Drawing no. P04 Proposed rear elevation;

Drawing no. P05 Proposed layout;
Site location plan;
Existing block plan;
Proposed block plan;
House of Commons Hansard Debate 22 November 2005 Travellers (Middlewich);
Images of caravan support;
Method Statement for lifting/moving Booths caravan/mobile home;
Statement of Evidence May 2025;
Appendix 1 Appeal decision Land at 28 Lodge Lane;
Appendix 1A Appeal decision 7 Burnshall Cottages;
Appendix 1B Appeal decision 4 Waterworks Cottage;
Appendix 1C Appeal decision Sandy Holt;
Appendix 1D Appeal decision 27 Elmfield Avenue;
Appendix 1E Appeal decision Howe Wood Farm;
Appendix 1F Appeal decision Heathfield House;
Appendix 1G Appeal decision 80 Buckingham Road;
Appendix 1H Scottish appeal decision 35 Mayfield Street; and
Caravan assembly and use information.

Dated: 24 July 2025

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.

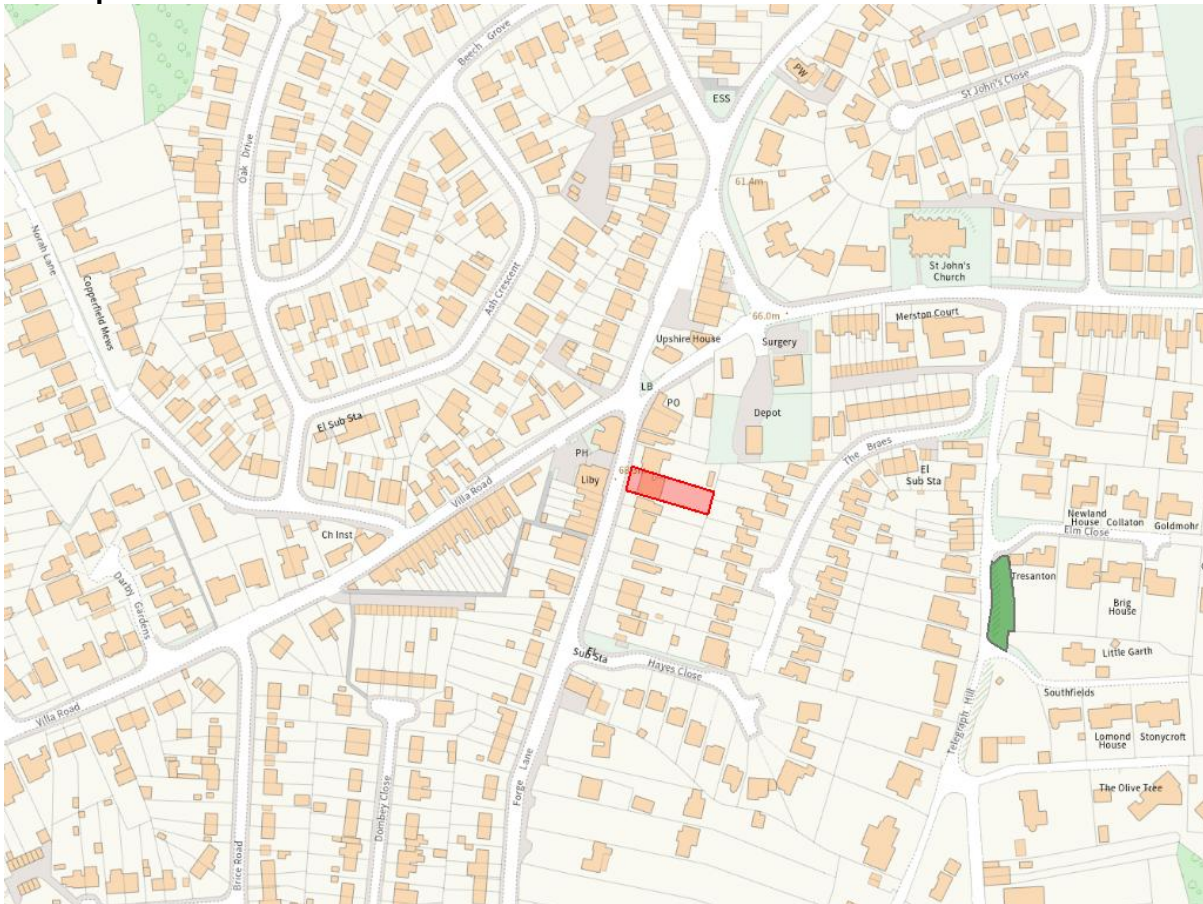
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20250507
Site Address	5 Forge Lane Higham Rochester Kent ME3 7AS
Date	24 July 2025
PMSA Number	0100019166

OS Map



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