

Application: 20260752

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

To: **Mr Wade
C/O Mr Frazer Day, Plan It UK
Unit 1b
Leigh House
7 Station Approach
Bexleyheath
DA7 4QP**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT
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GRAVESHAM BOROUGH COUNCIL hereby certify that on 29th July 2026 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 changes to the property constitute operational development which has been in place for a period in excess of four years and were substantially complete prior to 25 April 2024. Therefore, pursuant to Section 171B of the Town and Country Planning Act 1990 (as amended), the existing development is immune from enforcement action and has become lawful through the passage of time. As such, a Lawful Development Certificate can be granted.

First Schedule

Application for an Existing Lawful Development Certificate for the erection of a rear side extension, rendering of the rear elevation, replacement glazing and Installation of rooflights.

Second Schedule

**60 South Hill Road
Gravesend
Kent
DA12 1JZ**

INFORMATIVES:-

- 1 DECISION PLANS

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

Application Form;
Supporting Planning Statement - Dated 23 July 2026;
Pre Existing Block Plan, Existing Block Plan, Location Plan - D01.05;
Existing Ground Floor Plan - D03.05;

Pre-Existing First Floor Plan - D04.05;
Existing First Floor Plan - D05.05;
Existing Loft Plan - D07.05;
Pre Existing Roof Plan - D08.05;
Existing Roof Plan - D09.05;
Pre Existing Front and Left Elevations - D010.05;
Existing Front and Left Elevations - D011.05;
Pre Existing Rear and Right Elevations - D012.05; and
Existing Rear and Right Elevations - D013.05.

Dated: 23 September 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

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	20260752
Site Address	60 South Hill Road Gravesend Kent DA12 1JZ
Date	23 September 2026
PMSA Number	0100019166

OS Map



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