



Application: 20250324

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

To: **Ms Pauline Mbat**
C/O Christina Vrabtcheva, MVAA Ltd
36A Netherwood Road
London
W14 0BJ

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 1st April 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):-

1. The proposed hip to gable extension, rear dormer and rooflights comply with Article 3, Part 1, Class B and C of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore, the development proposed comprises Permitted Development, and a Lawful Development Certificate can be granted.

First Schedule

Removal of chimney stack; Conversion of roof space to form habitable rooms. Erection of rear dormer with hip to gable roof alterations and 3no. rooflights to front roof slope.

Second Schedule

110 St Dunstons Drive
Gravesend
Kent
DA12 4BQ

INFORMATIVES:-

1 DECISION PLANS

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

Application form
Site location plan
Drawing no. 25111 - A - DR - AR - E - 00 - 02 (existing site plan)
Drawing no. 25111 - DR - AR - E - 01 - 01 (existing floor plans)
Drawing no. 25111 - DR - AR - E - 01 - 02 (existing roof plan)
Drawing no. 25111 - DR - AR - E - 02 - 01 (existing section)
Drawing no. 25111 - DR - AR - E - 03 - 01 (existing elevations)
Drawing no. 25111 - A - DR - AR - P - 00 - 02 (proposed site plan)
Drawing no. 25111 - DR - AR - P - 01 - 01 (proposed floor plans)
Drawing no. 25111 - DR - AR - P - 01 - 02 rev B (proposed roof plans)
Drawing no. 25111 - DR - AR - P - 02 - 01 rev A (proposed section A-A)

2 The applicant is reminded that condition B.2 of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended applies and therefore materials used in exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The applicant is also reminded that condition B.2 of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended applies in the instance to the new dormer windows:

The enlargement must be constructed so that -

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side - extension

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and

and that any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be -

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Dated: 17 June 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.

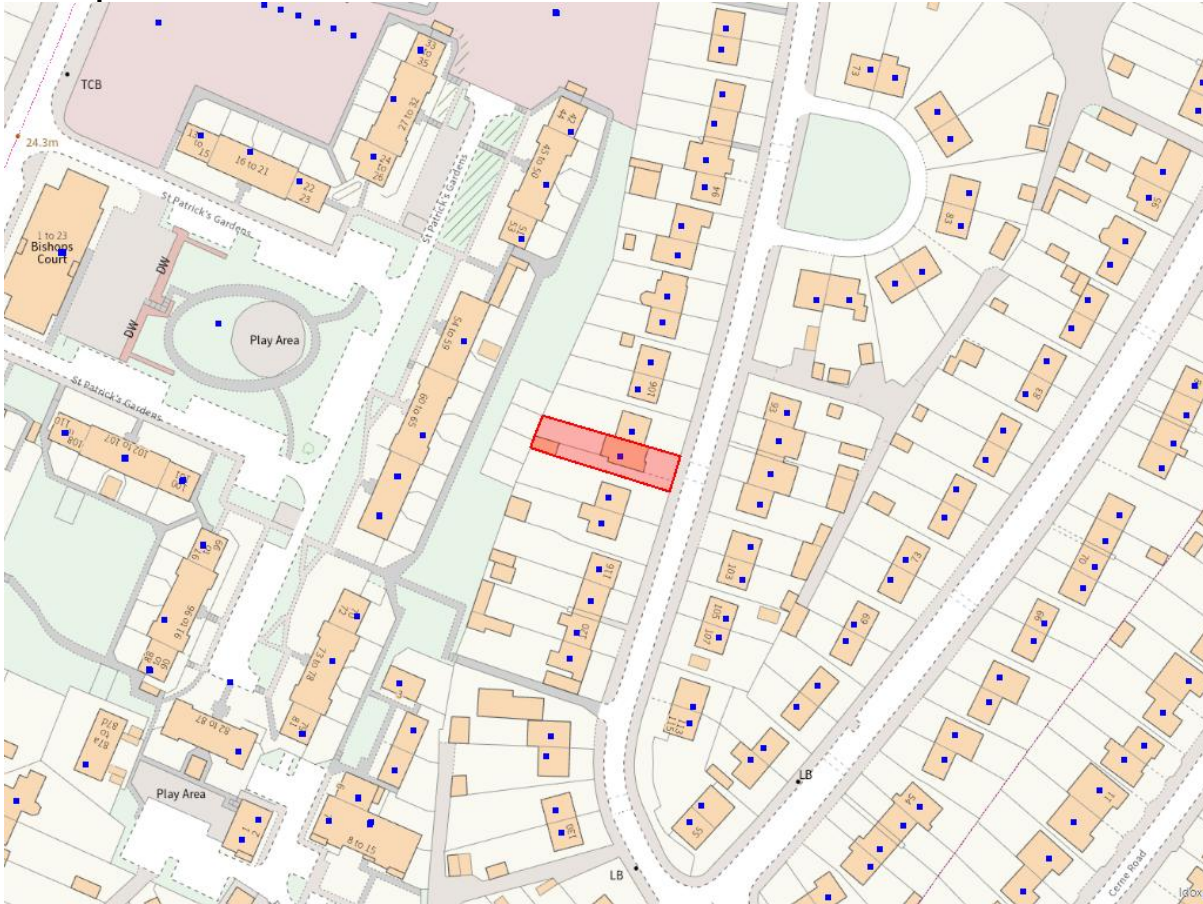
This certificate applies only to the use, operation or matter described in the First Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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	20250324
Site Address	110 St Dunstons Drive Gravesend Kent DA12 4BQ
Date	17 June 2025
PMSA Number	0100019166

OS Map



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