



Appeal Decision

Site visit made on 20 May 2025

by **Peter White BA(Hons) MA DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 29 May 2025

Appeal Ref: APP/K2230/C/24/3339203

Land at The Retreat, Northfleet Green, Gravesend, Kent DA13 9PN

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Mr & Mrs G Chow against an enforcement notice issued by Gravesend Borough Council.
 - The notice was issued on 18 January 2024.
 - The breach of planning control as alleged in the notice is described as without the benefit of planning permission the erection of a single-storey outbuilding and pavilion on the Land.
 - The requirements of the notice are:
 - (i) Demolish the outbuilding the subject of this notice in its entirety
 - (ii) Demolish the pavilion the subject of this notice in its entirety
 - (iii) Remove all resultant debris and associated materials generated from compliance with the above steps from the land
 - The period for compliance with the requirements is: 3 calendar months.
 - The appeal is proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 (as amended).
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Decision

1. The appeal is dismissed and the enforcement notice is upheld.

Reasons

2. Appeals on ground (g) are made on the basis that the period for compliance specified in the notice falls short of what should reasonably be allowed.
3. The Notice requires the appellant to demolish the outbuilding and the pavilion within 3 months. The appellant's case is that a contractor will be needed to undertake the work, which is best done when the ground is dry.
4. The driveway adjacent to the outbuilding is surfaced with a bound material, but the pavilion is located a short distance from it across grass lawn and paved ground. I note parts of the pavilion are constructed using large timbers.
5. However, given the timing of my decision, there is likely to be dry weather in the months of June, July and August, and I have seen no evidence that a three month period falls short of what should reasonably be allowed.

Conclusion

6. For the reasons given above, I conclude that the appeal should not succeed. I shall uphold the enforcement notice.

Peter White

INSPECTOR