



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260001
Location	89 Coopers Road Northfleet Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate; Hip to Gable roof extension comprising loft conversion with rear dormer and roof lights to front roof slope.
Applicant:	Grandeur Living
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form 11/12/2025;
Supplementary Information – Volume Calculations;
Drawing Number 207-LL-REGS 01 Rev C (Site Location Plan and Block Plan – Existing);
Drawing Number 207-LL-REGS 03 Rev C (Floor Plans – Existing);
Drawing Number 207-LL-REGS 04 Rev C (Roof Plan – Existing);
Drawing Number 207-LL-REGS 05 Rev C (Front and Rear Elevations – Existing);
Drawing Number 207-LL-REGS 06 Rev C (Side Elevation (1) – Existing);
Drawing Number 207-LL-REGS 07 Rev C (Side Elevation (2) – Existing);
Drawing Number 207-LL-REGS 08 Rev C (REVISED Floor Plans – Proposed);
Drawing Number 207-LL-REGS 10 Rev C (REVISED Side Elevation (1) – Proposed);
Drawing Number 207-LL-REGS 11 Rev C (REVISED Side Elevation (2) – Proposed); and
Drawing Number 207-LL-REGS 09 Rev C (REVISED Front and Rear Elevations – Proposed).

~~Drawing Number 207-LL-REGS 08 Rev C (SUPERSEDED Floor Plans – Proposed);~~
~~Drawing Number 207-LL-REGS 10 Rev C (SUPERSEDED Side Elevation (1) – Proposed);~~
~~Drawing Number 207-LL-REGS 11 Rev C (SUPERSEDED Side Elevation (2) – Proposed); and~~
~~Drawing Number 207-LL-REGS 09 Rev C (SUPERSEDED Front and Rear Elevations – Proposed).~~

Property Type

89 Coopers Road is an end of terraced dwellinghouse.

Material Consideration

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Relevant Planning History

Reference	Description	Decision	Decision Date
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20250400	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 2.90 metres and eaves height of 2.90 metres.	Granted	27.05.2025
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Preliminary Matters

Original plans were annotated to explain that the proposed dormer would not be higher than the existing roof ridge. However, the drawn plans showed the dormer to exceed the existing ridge height. The agent was contacted regarding the discrepancy and as such updated plans were provided to show the dormer not to exceed the ridge height.

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

1, Original Roof Volume (m ³)	N/A
2. Existing Roof Extensions (m ³)	N/A
Remaining Roof Volume (m ³)	N/A No previous alterations to roof

B.1	Development is not permitted by Class B if –	Y/N
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	N
(c)	Any part of the dwellinghouse would, as a result of the works, extend, beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	N
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	N 39.07m3
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or	N

	the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	N
(f)	The dwellinghouse is on article 2 (3) land	N
B.2	Development is permitted by Class B subject to the following conditions –	Y/N
(a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y
(b)	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	Y Y N
(c)	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.	N/A N/A

Class C - Any other alteration to the roof of a dwellinghouse.

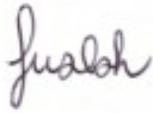
C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N
(d)	it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	N N

C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be- (a) obscure-glazed; and (b) 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.	N/A N/A
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Conclusion

The proposed development complies with Schedule 2, Part 1, Classes B and C of Part 2 to Schedule 2 of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and the LAWFUL DEVELOPMENT CERTIFICATE is GRANTED.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	18 th March 2026	Dated:	19 March 2026