



Planning Department
Gravesham Borough Council
Civic Centre,
Gravesend,
Kent, DA12 1AU

22/10/2021

Dear Sir/Madam,

Sub: Certificate of Lawfulness for proposed Class B erection of a rear dormer, installation of three roof lights in front roof slope and conversion of roof space into habitable rooms at 306 Thong Lane, Gravesend DA12 4LQ.

Please find enclosed an application form and drawings for the above referenced address. This is a submission for a Certificate of Lawful Development for the proposed Class B erection of rear dormer and roof alteration at 306 Thong Lane, Gravesend DA12 4LQ to provide space for 2 additional bedrooms and en-suite.

Class B – Additions etc to the roof

Schedule 2, Part 1, Class B of the GPDO 2017 states that development is not permitted by Class B if:

- (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 2 of this Schedule (change of use) be a single storey and must not exceed 4 metres in height;
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof
- (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
- (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
- (e) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- (f) the dwellinghouse is on article 2(3) land



The proposed erection of rear dormer;

- is not exceeding the original roof space by more than 50 cubic metres,
- is not exceeding the height of the highest part of the existing roof,
- is not extended beyond the plane of any existing slope,
- and is not including any construction of veranda or balcony.

The application therefore complies with Schedule 2, Part 1, Class B of Town and Country Planning (General Permitted Development); and as such, a Lawful Development Certificate must be granted.

We have considered the impacts on the surrounding properties and have designed the proposals to ensure there is no harmful impact on neighbouring amenities.

If there are any concerns regarding this application, please do not hesitate to contact us.

Kind Regards,

Guneet Kaur

Architectural Designer (B Arch)

