

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20231196
Location	20 Albion Road Gravesend Kent DA12 2SR
Proposal:	Application for a Lawful Development Certificate for proposed change of use of a dwellinghouse (use class C3) to small HMO (use class C4) for up to 6 people.
Applicant:	Mr Adeyemi Babatunde, Exclusive Allied Services Limited
Site Visit	N/A Desktop Assessment

Plans and Documents

Application form
Drawing no. 100 Rev. A (Location Plan)
Drawing no. 101 Rev. A (Existing and Proposed Block Plan)
Drawing no. 102 Rev. A (Existing Floor Plan)
Drawing no. 103 Rev. A (Existing Elevations)
Drawing no. 104 Rev. A (Proposed Floor Plans)
Drawing no. 105 Rev. A (Proposed Elevations)

Property Type

The property comprises a four-storey semi-detached dwelling currently in C3 use.

Material Consideration

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Article 3, Schedule 2, Part 3, Class L.

Relevant Planning History

Reference	Description	Decision	Decision Date
19830617	Use of part of dwelling as a private car hire office for a temporary period of two years	Refused	17.10.1983
19740229	Erection of first floor extension at side for kitchen and dining room and erection of front and rear porches.	Refused	14.10.1974

Officer Assessment

Permitted Developments Rights Restrictions

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

Class L - Small HMOs to dwellinghouses and vice versa**Permitted development****L. Development consisting of a change of use of a building—**

- (a) from a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;
- (b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.

L.1	Development not permitted	Y/N
	Development is not permitted by Class L if it would result in the use—	
(a)	as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule; or	N
(b)	as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.	N

The submitted plans show the property has 6 bedrooms; three on the first floor, one on the second floor and two on the third floor. The proposed plans show no change to this provision. There are no external alterations.

The proposed small HMO falls within the above limits set out in Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Therefore, planning permission is not required, and a Lawful Development Certificate can be issued.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	18th January 2024	Dated:	22 January 2024