

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250023
Location	88 Lanes Avenue Northfleet Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate; Roof extension with full width rear dormer with juliette balcony; two roof windows inserted into front facing slope and two roof windows in side roof slopes with gable end facing front.
Applicant:	Mr Bartlomiej Marszalek
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 09/01/2025;
Site Location Plan;
Block Plan – Existing and Proposed;
Drawing Number 01 (Ground Floor Plan – Existing);
Drawing Number 02 (First Floor Plan – Existing);
Drawing Number 03 (Roof Plan – Existing);
Drawing Number 05 (Side Elevations – Existing);
Drawing Number 06 (Section I-I – Existing);
Drawing Number 07 (Ground Floor Plan – Proposed);
Drawing Number 08 (First Floor Plan – Proposed);
Drawing Number 09 Rev A (REVISED - Second Floor Plan – Proposed);
Drawing Number 13 (REVISED - Section I-I Proposed);
Drawing Number 10 Rev A (REVISED - Roof Plan - Proposed);
Drawing Number 12 Rev A (Side Elevations – Proposed);
Drawing Number 11 Rev A (REVISED - Front and Rear Elevations – Proposed); and
Drawing Number 04 Rev A (Front and Rear Elevations – Existing).

Superseded Plans & Documents

~~Drawing Number 13 (SUPERSEDED – Section I-I Proposed);~~
~~Drawing Number 10 Rev A (SUPERSEDED – Roof Plan – Proposed);~~
~~Drawing Number 11 Rev A (SUPERSEDED – Front and Rear Elevations – Proposed); and~~
~~Drawing Number 09 (SUPERSEDED – Second Floor Plan – Proposed).~~

Property Type

88 Lanes Avenue is a two storey terraced dwellinghouse.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20240141	Erection of a single storey rear and side extension, erection of a front porch, construction of a dormer in the rear roof slope and conversion of the roofspace to form habitable rooms.	Permitted	22.04.2024
20230012	Erection of a part single, part two storey rear/side extension, erection of a front porch, construction of a dormer in the rear roof slope and conversion of the roofspace to form habitable rooms	Refused	27.03.2023

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

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 36.04 m ³

[illegible]

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

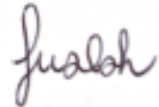
C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of 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	N
	(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	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.	 Y Y

Conclusion

The proposed alterations comply with Schedule 2, Part 1, Classes B and C 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 granted.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	24 th March 2025	Dated:	24 March 2025