



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260384
Location	Walnut Hill Nursery Walnut Hill Road Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate: Erection of a single storey rear extension.
Applicant:	Mr Chris Lawson
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application form
- Location plan
- Drawing no. 2 (Existing GF Plan)
- Drawing no. 3 (Proposed Rear and Side Elevation)
- Drawing no. 4 (Proposed Front and Side Elevation)
- Drawing no. 6 (Proposed Ground Floor Plan)
- Drawing no. 7 (Existing Block Plan)
- Drawing no. 8 (Proposed Block Plan)

Property Type

The property comprises a detached two storey building used as offices with parking to the front, side and rear, and an undeveloped area of land further to the rear, which all used to comprise a former plant and flower nursery.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20260404	Application for the approval of condition 2 (Travel Plan) attached to planning reference number 20250864.	Approval of details	08.06.2026
20250876	Permission in Principle application; Erection of up to 9 dwellings and associated works.	Refused	08.10.2025
20250864	Retrospective change of use of the land and building(s) to offices with hard surfacing to create additional parking/delivery area.	Permitted	16.01.2026
AP	Appeal against the Enforcement Notice that without the	Appeal	02.06.2025

2025/001/ENF	benefit of planning permission, the material change of use of the Land which includes the buildings) from an agricultural use to a mixed use of Use Class E (Commercial, Business and Service) and Sui-Generis Use in relation to the operation of a drainage company including for the avoidance of doubt the parking of HGV tanker lorries in connection with the unauthorised use.	Dismissed	
20241055	Retrospective erection of a detached outbuilding.	Refused	24.01.2025
20241054	Retrospective erection of a front porch.	Permitted	22.01.2025
20241053	Re-cladding, re-roofing and associated alterations to openings of existing steel framed building.	Refused	24.01.2025
20240607	Application to determine if prior approval is required for a proposed; conversion of a building to a commercial use Class E, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R.	Refused	29.08.2024
20000600	Removal of existing portacabins and sheds and erection of a barn to provide equipment/materials storage, propagation area, potting and packing and loading areas at ground floor level and staff facilities, drying room, office and storage at mezzanine floor level and an external fire escape staircase at the side.	Permitted	18.05.2001
19970030	Removal of existing portakabins and sheds and erection of replacement building for gardening storage, machinery room, packing room and potting-up room at ground floor, incorporating sheltered walkway and refuse and chemical store, with office accommodation and storage at first floor level.	Refused	03.07.1997
19900708	Retention of portacabin and continue use as office/cloakroom/store room/rest room.	Permitted	16.01.1991
19870728	Retention and continued use of caravan as a canteen rest room and office	Refused	04.11.1987
19840450	Retention of caravan for use as a canteen rest room	Permitted	27.07.1984
19770525	Outline application for use of site for riding school comprising stables loose boxes haystore and tackroom	Refused	01.09.1977

Officer Assessment

Permitted Developments Rights Restrictions

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

Part 7

Non-domestic extensions, alteration

Class A – The extension or alteration of a commercial, business or service establishment.

A.1	Development is not permitted by Class A if –	Y/N
(a)	the gross floor space of the original building would be exceeded by more than— (i) in respect of an original building or a development on— (aa) article 2(3) land, or	N (89m ²)

	(bb) a site of special scientific interest, 25% or 50 square metres (whichever is the lesser); (ii) in any other case, 50% or 100 square metres (whichever is the lesser);	
(b)	the height of the building as extended would exceed 4 metres;	N (2.95m)
(c)	any part of the development (other than an alteration)— (i) is on land which— (aa) adjoins other premises which are used for a purpose falling within any of the classes in Part C (residential premises or institutions) of the Schedule Schedule 1 to the Use Classes Order, (bb) is article 2(3) land, or (cc) is a site of special scientific interest, and (ii) is within 2 metres of any boundary of the curtilage of the premises;	N N (4.2m)
(d)	the development would be within the curtilage of a listed building;	N
(e)	any alteration would be on article 2(3) land;	N
(f)	the development would consist of or include the construction or provision of a verandah, balcony or raised platform;	N
(g)	any part of the development would extend beyond an existing shop front the front of any existing building;	N
(h)	the development would involve the insertion or creation of a new shop front or the alteration or replacement of an existing shop front; or	N
(i)	the development would involve the installation or replacement of a security grill or shutter on a shop front.	N
A.2	Development is permitted by Class A subject to the following conditions—	Y/N
(a)	any alteration is at ground floor level only;	Y
(b)	any extension is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended; and	N/A
(c)	any extension or alteration is only to be used as part of, or for a purpose incidental to, the use of establishment.	Y (Office)

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	21 July 2026	Dated:	22 nd July 2026

