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 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="19"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="The Fairway"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Kent"/>
Town/city	<input type="text" value="Gravesend"/>
Postcode	<input type="text" value="DA11 7LN"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="564592"/>	<input type="text" value="172507"/>
Description	
<input type="text"/>	

Applicant Details

Name/Company

Title

Mr

First name

Seb

Surname

Balrow

Company Name

Address

Address line 1

23a Norfolk Road

Address line 2

Gravesend

Address line 3

Town/City

County

Kent

Country

United Kingdom

Postcode

DA12 2RX

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposal is to use 19 The Fairway, Gravesend, as a small children's residential care home for up to two children aged 4–18, supported by a team of eight staff working on a rotational basis, with only 2–3 staff on site at any time. The home will operate like a family household, with no structural alterations and only normal domestic facilities in use; maintenance will be carried out by staff or specialist contractors as required. Daily routines include care, education support, and supervised recreational activities, with quiet hours strictly observed between 9:00 PM and 7:00 AM and outdoor use limited to 9:00 AM–7:00 PM. No specialist machinery will be installed, and traffic movements will remain modest due to staggered staff shifts. Overall, the proposal represents a low-intensity, family-style use that maintains the residential character of the property while providing a safe and supportive environment for children.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The property at 19 The Fairway is currently in use as a normal residential family home, its last and existing use being as a private dwellinghouse. It remains occupied in this way up to the present, with no history of commercial or institutional use, and no structural changes proposed as part of this application.

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of 19 The Fairway is as a lawful residential dwellinghouse (Class C3). The proposed use as a small children's residential care home for up to two children with 2–3 staff present at any one time falls within Class C3(b), which specifically allows for up to six people to live together as a single household where care is provided. This ensures the property continues to operate within the lawful dwellinghouse classification rather than constituting a change to a more intensive institutional use (C2). Furthermore, no structural alterations or extensions are proposed, and the existing buildings were lawfully constructed and remain lawful in planning terms. Accordingly, both the existing and proposed use of the property can be regarded as lawful.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Attached to support the lawful development certificate will be supplementary documentation, made up of, a planning statement, noise management plan, and a supporting LDC statement.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful Development Certificate should be granted because the proposed use of 19 The Fairway as a small children's residential care home falls within Class C3(b) of the Use Classes Order, which permits up to six people to live together as a single household where care is provided. The proposal is for no more than two children to live at the property, supported by a small rotating staff team of 2-3 on site at any time, meaning the scale and intensity of use will be comparable to that of a normal family household. No structural alterations or extensions are proposed, and the property will retain its residential character. In addition, clear safeguards have been put in place to ensure no adverse impact on neighbours or the local area: quiet hours are strictly enforced between 9:00 PM and 7:00 AM, outdoor activity is limited to supervised daytime use, staff numbers are kept low with staggered shift patterns to avoid traffic and parking issues, and a direct contact for neighbours is provided along with a complaints procedure and regular community updates. These measures ensure that the home will function in a way indistinguishable from a family residence, with minimal amenity impact. The proposal is consistent with national and local planning policy as well as established case law and precedents confirming that small-scale children's homes fall within Class C3(b). On this basis, the use does not constitute a material change requiring full planning permission, and it is therefore appropriate for a Lawful Development Certificate to be granted.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Seb Balrow

Date

19/09/2025