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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

49

Suffix

Property Name

Address Line 1

Pier Road

Address Line 2

Northfleet

Address Line 3

Kent

Town/city

Gravesend

Postcode

DA11 9NB

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

Easting (x)

Northing (y)

563785

174411

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Dan

Surname

Butler

Company Name

Architechnology.Design

Address

Address line 1

179 Edwin Road

Address line 2

Rainham

Address line 3

Town/City

Gillingham

County

Kent

Country

United Kingdom

Postcode

ME8 0AH

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

Proposed change of use from Class C3 (dwellinghouse) to Class C4 (house in multiple occupation) for up to 6 residents, with no external alterations.

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

current use is C3

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 proposed use falls under Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The change of use from Class C3 to Class C4 for up to 6 residents is permitted under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

Specifically:

Schedule 2, Part 3, Class L permits change of use from Class C3 to Class C4, subject to the conditions and limitations contained therein.

The application site is not subject to any Article 4 Direction removing permitted development rights for C3 to C4 changes of use.

The site is not located within a Conservation Area.

No external alterations are proposed and no other development requiring planning permission will occur.

Accordingly, the proposed use is permitted development and is lawful within the meaning of Section 192(1)(a) of the Town and Country Planning Act 1990 (as amended).

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

The following plans are submitted in support of this application:

01 – Site Plan (Location Plan & Block Plan)

02 – Existing Plans (Basement, Ground, First, Second Floor & Elevations)

03 – Proposed Plans (Basement, Ground, First, Second Floor & Elevations)

These clearly demonstrate the existing lawful layout and the proposed layout for the C4 use.

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.

C4 - Houses in multiple occupation

Is the proposed operation or use

Permanent

Temporary

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

The proposed change of use from Class C3 to Class C4 for up to 6 persons falls within the scope of permitted development rights set out under Schedule 2, Part 3, Class L of the GPDO.

The proposal does not involve any operational development and is not located in an area where Class L rights have been removed.

It is therefore respectfully requested that the Local Planning Authority issues a Certificate of Lawful Proposed Use, confirming that the use of the dwelling as a Class C4 House in Multiple Occupation for up to 6 occupants is lawful.

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

Dan Butler

Date

08/12/2025