

Planning Statement 2025-12-08



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Project Details

C3 to C4
49 Pier Road, Gravesend, DA11

Proposed Lawful Development Certificate Statement

Application for Lawful Development Certificate (Proposed Use)

Town and Country Planning Act 1990 (Section 192)

Site Address:

49 Pier Road, Gravesend, Kent, DA11 9NB

Proposal:

Proposed change of use from Class C3 (dwellinghouse) to Class C4 (House in Multiple Occupation) for up to 6 persons, with no external alterations.

Agent:

Architechnology.Design
179 Edwin Road, Rainham, Kent, ME8 0AH

1. Description of Proposed Use

The proposal is to use the existing residential dwellinghouse as a **Class C4 House in Multiple Occupation (HMO)** occupied by **no more than 6 persons** living together as a single household.

No external building works are proposed. Internal room layouts are shown on the accompanying proposed floor plans.

The existing lawful planning use of the property is **Class C3 (Dwellinghouse)**.

2. Relevant Legislation

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).

3. Plans Submitted

The following plans are submitted in support of this application:

- **01 – Site Plan** (Location Plan & Block Plan)
01 Site Plan
- **02 – Existing Plans** (Basement, Ground, First, Second Floor & Elevations)
02 Plans - Existing
- **03 – Proposed Plans** (Basement, Ground, First, Second Floor & Elevations)
03 Plans - Proposed

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

4. Conclusion

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**.

Yours sincerely

Dan Butler



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