



planning.general@gravesham.gov.uk / 01474 33 73 91
 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	18
Suffix	
Property Name	Kenilworth
Address Line 1	Gwynn Road
Address Line 2	Northfleet
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 8AR

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

Easting (x)	Northing (y)
562458	172735

Description

Applicant Details

Name/Company

Title

Mr

First name

Raphael

Surname

Onyango

Company Name

Address

Address line 1

18 Kenilworth Gwynn Road

Address line 2

Northfleet

Address line 3

Kent

Town/City

Gravesend

Country

Postcode

DA11 8AR

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

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

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Demolition of existing conservatory and garage Loft conversion into habitable place incorporating Hip to Gable flank wall/ Rear Dormer / front slope Velux lights / Erection of Rear single storey extension 3.0m deep and erection of outbuilding at rear garden

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

- ☐ Yes
☒ No

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

Proposed development comply with GDPO 2015 Under Class A Class B and class E Proposed Dormer not exceed 50m³ of added volume .
Extension 3.0m deep with roof not exceed 3.0m in height Class E – buildings etc incidental to the enjoyment of a dwellinghouse
Dormer volume calculation 5.3m W x 3.6m D x 2.6m H x 1/2 =25m³
Hip to Gable calculation 7.5m W x 2.6m H x3.7m D / 6 =12m³
Total 37m³
all materials match existing house

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

101 Existing plans and elevations
301 Outbuilding
401 Proposed Plans and elevations
Block Plan
Location Map

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

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

The Town and Country Planning Act 1990 (as amended)

Section 192 of the Town and Country Planning Act 1990 provides for an application to be made to the Local Planning Authority to determine whether a proposed development would be lawful by virtue of a development order

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

Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

A.1(b) The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

A.1(c) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse

A.1(e) The enlarged part of the dwellinghouse would not extend beyond a wall which—
forms the principal elevation of the original dwellinghouse; or
fronts a highway and forms a side elevation of the original dwellinghouse.

A.3(a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

B.1 Development permitted by Class B if:

B.1 (b) Any part of the dwellinghouse would not, as a result of the works, exceed the height of the highest part of the existing roof.

B.1 (d) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than—50m³

B.2 (c) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be—
obscure-glazed, and
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.

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Ivar Selter

Date

12/05/2022

Gravesham Borough Council