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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	42
Suffix	
Property Name	
Address Line 1	Brandon Street
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 0PL

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

Easting (x)	Northing (y)
564594	173834
Description	

Applicant Details

Name/Company

Title

N/A

First name

N/A

Surname

N/A

Company Name

MYPROPERTYEXTRA LTD

Address

Address line 1

49 South Hill Road,

Address line 2

Address line 3

Town/City

Bromley,

County

Country

UK

Postcode

BR2 0RL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

County

Country

Postcode

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

Existing property is a single dwelling house, recently renovated as a C3 but considering C4 use (Small HMO) up to 6 people, which has not yet commenced. The proposed development complies with schedule 2, part 3, Class L of the town and country planning (general permitted development) (England) order 2015, as amended, and the lawful development certificate should therefore be granted on those grounds

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

C3 use until now

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

Existing C3 use and proposed C4 use considered as Permitted Development because it complies with schedule 2, part 3, Class L of the town and country planning (general permitted development) (England) order 2015, as amended, and the lawful development certificate should therefore be granted on those grounds.

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

Planning permission not applicable because the proposed development complies with schedule 2, part 3, Class L of the town and country planning (general permitted development) (England) order 2015, as amended, and the lawful development certificate should therefore be granted on those grounds.

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?

Change from C3 to C4 is permitted development. The proposed development complies with schedule 2, part 3, Class L of the town and country planning (general permitted development) (England) order 2015, as amended, and the lawful development certificate should therefore be granted on those grounds.

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

Moses Ekole

Date

29/03/2025