

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260484
Location	The Barn, Thong Lane Shorne Gravesend
Proposal:	Application for a Proposed Lawful Development Certificate; Erection of a single storey rear extension with rooflight and part loft conversion. Erection of a outbuilding and associated internal and external works.
Applicant:	Mr and Mrs D. Buckley
Site Visit	N/A Desktop Assessment

Plans & Documents

Planning Application Form;
Drawing No. 1000 – Location Plan;
Drawing No. 1001 – Existing Site Block Plan;
Drawing No. 1002 – Existing Site Block Plan Existing Building Footprint;
Drawing No. 1003 – Existing Site Photographs;
Drawing No. 1010 – Existing Ground Floor Plan;
Drawing No. 1011 – Existing Loft Floor Plan;
Drawing No. 1013 – Existing Roof Plan;
Drawing No. 1021 – Existing Sections;
Drawing No. 1030 – Existing Elevations;
Drawing No. 1101 – Proposed Site Block Plan;
Drawing No. 1102 – Proposed Site Block Plan Building Footprint;
Drawing No. 1110 – Proposed Ground Floor Plan;
Drawing No. 1111 – Proposed First Floor Plan;
Drawing No. 1113 – Proposed Roof Plan;
Drawing No. 1121 – Proposed Sections;
Drawing No. 1130 – Proposed Elevations;
Drawing No. 1140 – Proposed Garden Room Plan, Sections and Elevations; and
Cover Letter

Property Type

The property comprises of a detached single storey bungalow barn conversion.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20211423	Partial demolition and conversion of existing attached barn to provide additional living accommodation and associated works to main dwelling.	Permitted	13.01.2022
19810822	Stationing of a residential caravan for a period of one year	Permitted	20.11.1981
19800162	Change of use of existing agricultural barn to use as a dwelling house and alterations and reconstruction in connection therewith	Application Refused Appeal Allowed	15.04.1980 08.12.1980

Consultations

Shorne Parsh Council

The property is located in the Thong Conservation Area therefore a full planning application may be required. The adjacent property to the south is listed Grade II. While not itself listed, The Barn has locally important heritage features.

The Parish Council has no objection in principle to the proposal, subject to there not being significant concerns raised by neighbours, but has the following comments:

Single storey rear extension:

- This will not be visible from the roadway.
- Any period/heritage features should be as much as possible preserved.

Loft conversion:

- It is unclear as to when a loft floor was added.
- Conditions should be attached limiting use of the two large areas to storage only, as indicated on the plans.

Garden Room:

- With bathroom facilities and a kitchenette this is not a garden room but a residential annexe capable of being used as independent living accommodation and as a separate dwelling.
- The building will be visible from the roadway and the glazing will be noticeable. There are concerns about the design, orientation and layout.
- Conditions should be attached restricting residential use and preventing conversion to a dwelling or separate disposal.

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	Y
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

Class A - The enlargement, improvement or other alteration of a dwellinghouse

A.1	Development is not permitted by Class A if –	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	

(b)	as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N
(c)	the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	N
(d)	the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	N
(e)	the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N N
(f)	subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	N N
(g)	for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;	N N
(h)	the enlarged part of the dwellinghouse would have more than a single storey and – (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	N N
(i)	the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	N
(j)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwelling; or	N N N
(ja)	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	N
(k)	it would consist of or include –	

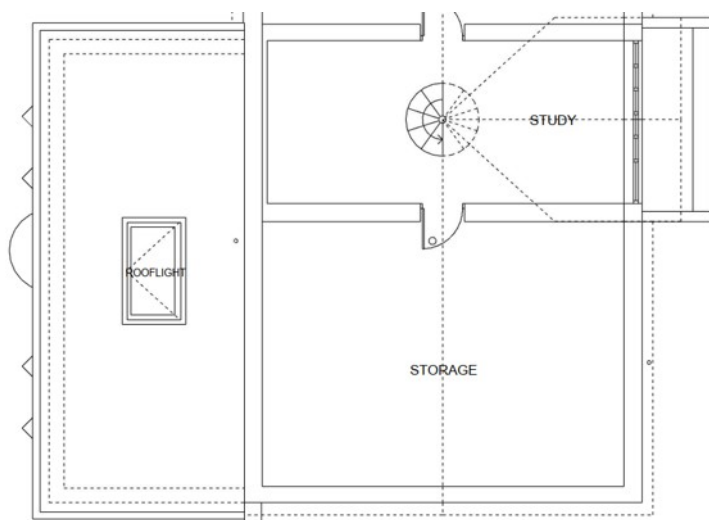
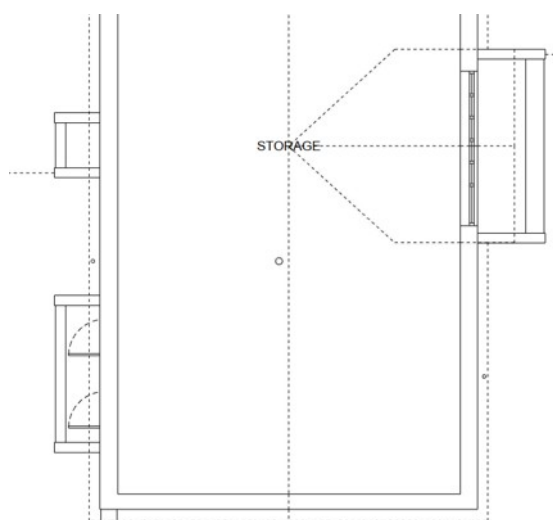
	(i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse	N N N N
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	Y/N
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N
(d)	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).	N
A.3	Development is permitted by Class A subject to the following conditions –	Y/N
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y
(b)	any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be – (i) obscure-glazed, and (ii) 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; and	N/A N/A
(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	N/A

Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Whilst the description includes 'part loft conversion', the submitted plans show no external alterations proposed and the part loft conversion merely relates to the reuse of the front gable space from storage to a study, as shown in the following plans:

Existing Loft Floor Plan

Proposed First Floor Plan



As such, there is no need to assess the application under Class B.

Class E - The provision within the curtilage of the dwellinghouse of –

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

E.1	Development is not permitted by Class E if –	Y/N
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	The total area of ground covered by building, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	N
(c)	Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	N
(d)	The building would have more than a single storey;	N
(e)	The height of the building, enclosure or container would exceed – (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of dwellinghouse, or (iii) 3 metres in any other case;	N N N
(f)	The height of the eaves of the building would exceed 2.5 metres;	N
(g)	The building, enclosure, pool or container would be situated within the curtilage of a listed building;	N
(h)	It would include the construction or provision of a verandah, balcony or raised platform;	N

(i)	It relates to a dwelling or a microwave antenna; or	N
(j)	The capacity of the container would exceed 3,500 litres	N
(k)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
E.2	In the case of any land within the curtilage of a dwellinghouse which is within – (a) An area of outstanding natural beauty; Development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.	N N
E.3	In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	N

Recommendation: Grant Lawful Development Certificate

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	R Hart
Dated:	3rd July 2026	Dated:	6 th July 2026