

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20251154
Location	4 Beltana Drive Gravesend Kent DA12 4BS
Proposal:	Application for a Proposed Lawful Development Certificate for loft conversion into habitable rooms with dormer incorporating Juliet balcony and roof lights to side roof slopes; Conversion of existing garage into a gym/study.
Applicant:	Miss L Sims
Site Visit	21 January 2026

Plans & Documents

Application form for a Lawful Development Certificate for a Proposed Use or Development;
Drawing no. S01 Rev. P1 Existing block plan and site location plan;
Drawing no. S02 Rev. P1 Proposed block plan;
Drawing no. S03 Rev. P1 Existing layouts;
Drawing no. S04 Rev. P1 Existing elevations;
Drawing no. S05 Rev. P1 Existing roof plan;
Drawing no. S06 Rev. P1 Proposed layouts;
Drawing no. S07 Rev. P1 Proposed roof plan;
Drawing no. S08 Rev. P1 Proposed elevations; and
Drawing no. S09 Rev. P1 Existing and proposed garage layouts and elevations.

Property Type

The property comprises of a detached bungalow with front and rear gardens and a detached garage at the side/front.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
TH/2/56/270	Residential development.	Permitted	30.07.1959
19540471	Composite development of land (Alternative reference TH/6/54/91A)	Permitted	05.06.1957

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	No
Article 4 Direction	No
Permitted Development Rights Removed/Restricted	No

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

B.1	Development is not permitted by Class B 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)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Y (refer to Class G)
(c)	Any part of the dwellinghouse would, as a result of the works, extend, beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	N
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) ~~40 cubic metres in the case of a terrace house, or~~ (ii) 50 cubic metres in any other case;	N (48m ³)
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	N (a Juliet balcony does not project) Y Soil and vent pipe (refer to Class G)
(f)	The dwellinghouse is on article 2 (3) land	N
B.2	Development is permitted by Class B subject to the following conditions –	Y/N
(a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Not shown

		on plans*
(b)	The enlargement must be constructed so that – (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side – extension (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and	Y Y (0.4m) N
(c)	Any window inserted on 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.	N/A (in relation to the dormer)

* The submitted drawings do not illustrate full details of the proposed external facing materials. As such, any certificate granted would include an informative explaining the requirement for the materials to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Class C - Any other alteration to the roof of a dwellinghouse (Roof lights).

C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling 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 alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N (0.04m)
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N
(d)	it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	N N
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be- (a) obscure-glazed; and (b) non-opening unless the parts of the window which can be opened are more than	Not shown on plans**

	1.7 metres above the floor of the room in which the window is installed.	
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** The submitted drawings do not illustrate full details of the glazing for the proposed roof lights. As such, any certificate granted would include an informative explaining the requirements for them to 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).

Class G – chimneys, flues etc on a dwellinghouse (Soil and Vent pipe).

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

G.1	Development is not permitted by Class G if –	G.1
(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 height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or	N (0.3m)
(c)	In the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse.	N/A
(d)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

Garage Conversion

The proposed development includes the conversion of an existing garage into a gym/study. Class E of the GPDO 2015 allows the provision, within the curtilage of a dwellinghouse, of any building or enclosure 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. The existing garage is not subject to any planning condition which restricts its use and the proposed conversion would be to a purpose incidental to the enjoyment of the dwellinghouse. Therefore, the proposed conversion of the garage would be in line with Class E of the GPDO 2015.

Conclusion

The proposed development falls within the parameters set out in Schedule 2, Part 1, Classes B, C, E and G of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore, planning permission is not required and a lawful development certificate can be granted.

Informatives can be attached to the decision to highlight the need for the proposed external materials of the dormer to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse and for the proposed roof lights to 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).

Recommendation: Grant Lawful Development Certificate



INDEXED DO NOT SCAN

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	22nd January 2026	Dated:	22nd January 2026