



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250606
Location	21 Burdett Avenue Shorne Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate for a loft conversion with rear dormer and roof lights to front roof elevation.
Applicant:	Ryan Fry
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Drawing No: BA-001 REV P02 (Site Location Map and Block Plan)
- Drawing No: BA-003-LC REV P01 (Proposed Plans and Elevations)
- Drawing No: BA-002 (Existing Plans and Elevations)

Property Type

The property comprises a two storey detached house in use as a single family dwelling.



Material Consideration

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

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250146	Demolition of attached garage and erection of double storey side extension, infill single storey rear extension with a raised patio and addition of two bay windows to the front elevation.	Permitted	15.05.2025

Officer Assessment*Permitted Developments Rights Restrictions*

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

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

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;	N
(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;	Y – Permitted under Class C
(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/A N – See Officer Analysis
(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 N
(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;	Y – Confirmed in email from Agent
(b)	The enlargement must be constructed so that –	Y

	(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 – 1.2m Set Back N/A
(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 N/A

Class C - Any other alteration to the roof of a dwellinghouse.

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
(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 1.7 metres above the floor of the room in which the window is installed.	N/A N/A

Officer Analysis

Under Class B & C of the general permitted development order, a detached properties roof can be extended by rear dormer on the basis that it does not exceed 50 cubic meters. The below calculations evidence that the roof does not exceed this threshold.

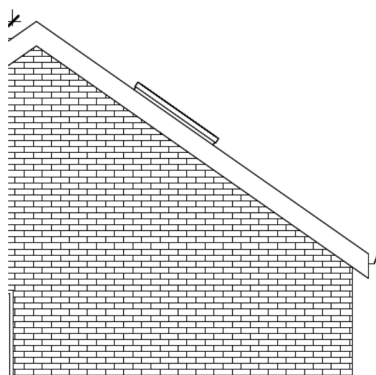
Dormer Calculation

Dormer Formula = $\frac{1}{2}$ (Length x Height x Depth)

$$0.5 (4.9 \times 1.7 \times 2.5) = 10.41\text{m}^3$$



The proposed development also shows the insertion of front roof lights which would be permissible under Class C as they do not protrude more than 0.15m from the front roof slope.

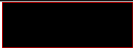


Conclusion

The proposed Rear Dormer alterations and front roof lights fall within Schedule 2, Part 1, Class B & C of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

Recommendation: [Grant Lawful Development Certificate](#)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	
Dated:	7 th August 2025	Dated:	7 th August 2025