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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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Proposal site pertains to houses no.32 and 34 Denton Court Road.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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

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)

Joint application from owners of no.32 and no.34 Denton Court Road for the removal of shared chimney above roof line as per drawings: 32 and 34 denton court road_Block Plan.pdf
32 and 34 denton court road_02 01_elevation.pdf
32 and 34 denton court road_02 02_roof plan.pdf

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

The site is used as two 3bed dwelling houses that share a party wall, the properties were purpose built as dwelling houses circa 1950 and no change of use or extension is to take place.

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

32 and 34 denton court road_Block Plan.pdf
32 and 34 denton court road_02 01_elevation.pdf
32 and 34 denton court road_02 02_roof plan.pdf
EVIDENCE TO VERIFY APPLICATION_32 and 34 denton court road.pdf

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.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

Proposal does not require planning permission as it is lawfully under the The Town and Country Planning (General Permitted Development) (England) Order 2015, Class G – chimneys, flues etc on a dwellinghouse.

The permitted development application is made jointly by Ms. Rose Kirkum, owner of 32 Denton Court Road and Miss Ana Antunes, owner of 34 Denton Court Road.

The proposal comply with the permitted development guidance that allows for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

The relevant guidance for this proposal is set out below:

- Proposal is Permitted Development under The Town and Country Planning Order 2015, Class G – chimneys, flues etc on a dwellinghouse.
- The conditions under which development is not permitted do not apply in this situation.
- The dwellings are not in a conservation area or article 4 area.
- The materials to make good the roof after the removal of the chimney are similar in appearance to the existing roof.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

19/09/2023

Details of the pre-application advice received

As per the telephone conversations with the Planning officer regarding a similar previously refused application, ref. 20230804 to remove the shared chimney, it was advised to submit a new joint application from the owners of no.32 and no.34 Denton Court Road and amend the site/block plan red line boundary to include both properties in the proposal.

The amended boundary line and joint application would then comply with the requirements for permitted development.

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

Ana Filipa de Almeida Antunes

Date

13/11/2023