



planning.general@gravesham.gov.uk / 01474 33 73 91
 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	29
Suffix	
Property Name	
Address Line 1	Clarence Place
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 1LD

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

Easting (x)	Northing (y)
565047	173497
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Caroline

Surname

Melia

Company Name

Build Better furures

Address

Address line 1

29 Clarence Place

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA12 1LD

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

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

The home current has planning permission to be used as a 19 bedded nursing home.

Proposal for Conversion to a 6-Bed Children's Home with additional Semi-Independent Living

Overview: We propose the conversion of the existing site into a 6-bed children's home, designed specifically for young people aged 7-17 years diagnosed with learning difficulties. The facility will provide ample space for sensory rooms, playrooms, and quiet areas, alongside staff rooms to ensure a supportive and nurturing environment.

Our Vision: Building Better Futures Group is committed to delivering high-quality, bespoke therapeutic care. Our approach is child-focused, utilizing PACE (Playfulness, Acceptance, Curiosity, Empathy), Positive Behavioral Support (PBS), and Proactive Approaches to create a nurturing and safe environment for all young people in our care.

Semi-Independent Living: The left-hand side of the house is designated for semi-independent living, catering to individuals aged 16-25 years. This area will also include recreational spaces and staff rooms, allowing young people to transition smoothly from the main children's home to a more independent lifestyle while remaining within a familiar and supportive environment.

This setup allows us to offer continuous care and support until the age of 25, addressing the challenges young people often face when leaving care at 18. By maintaining consistent staffing and subsidizing additional support where necessary, we can ensure a seamless transition and continued well-being for our residents.

Facilities: The home is a beautiful, solid building with spacious gardens and ample parking for staff, providing a welcoming and secure environment for both residents and staff.

Conclusion: This proposal aims to create a safe, nurturing, and supportive home where young people can thrive. Our model ensures that young people receive the necessary care and support throughout their transition from childhood to independent adulthood.

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

The home is currently used as a 19 bedded nursing home.

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

planning permission was granted in

The last status we have for 29 Clarence Place is for a nursing home which was permitted under planning permission 19960646, which is available to view on your web site

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

The last status we have for 29 Clarence Place is for a nursing home which was permitted under planning permission 19960646, which is available to view on our website

Select the use class that relates to the existing or last use.

C2 - Residential institutions

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C2 - Residential institutions

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

Although there is clear nursing use on this property , its isn't clear its C2 and does not cover young people.
For our Ofsted registration we need clear evidence of C2 planning

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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

caroline melia

Date

18/09/2024