



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260691
Location	55 Campbell Road Gravesend Kent DA11 0JZ
Proposal:	Application for a Proposed Lawful Development Certificate; Conversion of loft space to habitable rooms with rear dormer extension and 3 roof lights to front.
Applicant:	
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Site Location Map
- Drawing No: LDC- 55CR-SD103 (Existing and Proposed Block Plans)
- Drawing No: LDC- 55CR-SD102 (Proposed Elevations and Cross Section A-A)
- Drawing No: LDC- 55CR-SD101 (Existing Elevations and Cross Section A-A)
- Drawing No: LDC- 55CR-SD100 (Existing and Proposed Plans)

Property Type

The property comprises a two storey mid terrace house.



Material Consideration

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

Relevant Planning History

No relevant planning history

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 – SEE 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- SEE OFFICER ANALYSIS N/A
(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 Y – SEE 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;	Y – CONFIRMED ON DRAWING LDC- 55CR-SD102
(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 – 0.3M 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.	Y – SEE G N/A
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

Class G – chimneys, flues etc on a dwellinghouse

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
(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 N
(d)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

Officer Analysis

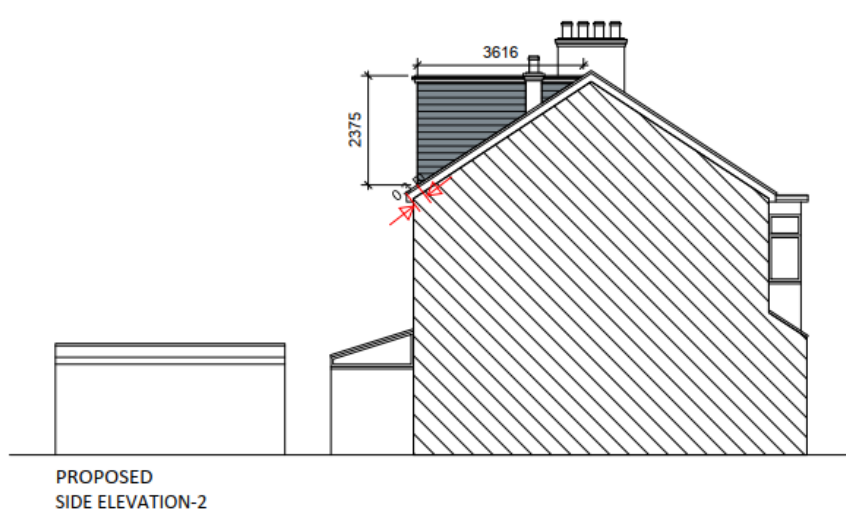
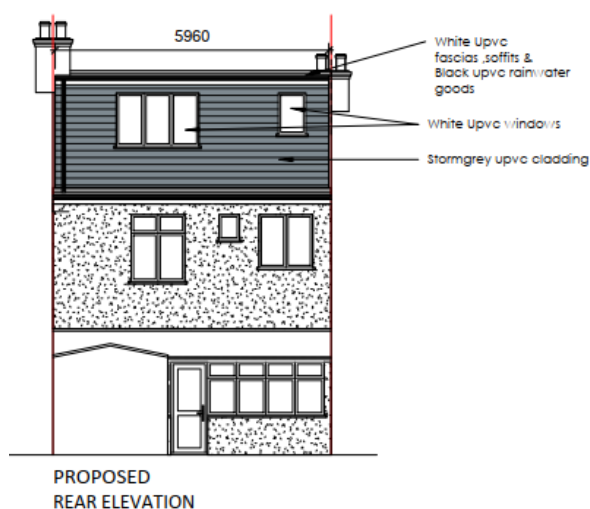
Under Classes B and C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the enlargement of the roof of a mid-terraced dwellinghouse by means of a rear dormer extension is permitted development provided, amongst other requirements, that the resulting roof enlargement does not exceed 40 cubic metres. The submitted calculations demonstrate that the proposed roof enlargement would remain within this volume threshold and therefore complies with these requirements.

Dormer Calculation

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

$$5.96\text{m} \times 3.61\text{m} \times 2.37\text{m} \times \frac{1}{2} = 25.50\text{m}^3$$

Total additional roof volume = **25.50m³**



Class C further requires that any enlargement of the roof does not extend beyond the plane of the existing roof slope which forms the principal elevation of the dwellinghouse fronting a highway, nor project more than 0.15m beyond the existing roof slope. The proposal satisfies these requirements.

The proposal also includes alterations to the soil and vent pipe. Such works are permitted under Class G of Schedule 2, Part 1 of the GPDO, provided they are not installed on a wall or roof slope forming the principal elevation of the dwellinghouse and fronting a highway. The proposed alterations comply with this requirement.

In addition, the proposal includes the partial removal of an existing chimney stack. The removal of a chimney forming part of a dwellinghouse constitutes permitted development under Class G and is therefore considered acceptable.

Conclusion

The proposed rear dormer extension, front rooflights, alterations to the soil vent pipe and partial removal of the chimney stack comply with the requirements and limitations of Schedule 2, Part 1, Classes B, C and G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, the proposed development benefits from permitted development rights and planning permission is not required.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	9th September 2026	Dated:	14th September 2026