



24-25 New Road, Gravesend

Lawful Development Certificate: Proposed Use Statement

Date: 2023.10.02

Application for a determination pursuant to Article 3, Schedule 2, Part 7, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether planning is required in respect to the proposed extension of the existing ground Floor commercial unit (formerly A1 now Class E).

The unit previously traded as a Thomas Cook office. The unit became vacant on 02/02/2021 and has been vacant whilst being marketed ever since. The extension of the unit will facilitate a new prospective tenant to rent the unit and therefore re-invigorate New Road street frontage which will provide further regeneration in an area which has seen decline during and post the pandemic.



Class A – extensions etc of shop for financial or professional premises
Permitted Development
A. The extension or alteration of a shop or financial or professional services establishment.

The Town and Country Planning Legislation:	Proposed Application Response:
Development not permitted	
A.1 Development is not permitted by Class A if -	
a) The gross floor space of the original building would be exceeded by more than— (i) In respect of an original building or development on – (aa) article 2(3) land, or (bb) a site of specific scientific interest, 25% of 50 square metres (whichever is the lesser);	i) (aa) The development is not on Article 2 (3) Land; the land is not a National Park, Area of Outstanding Natural Beauty, not within a Conservation area, See below map extract showing conservation areas, or a World Heritage Site. (bb) The current area of the unit is 123.7 sqm with the proposed extension being 45.1sqm which is less than 50% of the existing floor area and therefore in line with the Class A General Permitted Development Order.
b) the height of the building as extended would exceed 4 metres;	The height of the building as extended is 4 metres in height and therefore doesn't exceed the GPDO. Please refer to submitted drawings: Proposed Rear and Side Elevations
c) any part of the development (other than an alteration)— (i) is on land which— (aa) adjoins other premises which are used for a purpose falling within any of the classes in Part C (residential premises or institutions) of the Schedule to the Use Classes Order, (bb) is article 2(3) land, or (cc) is a site of special scientific interest, and (ii) is within 2 metres of any boundary of the curtilage of the premises	i) (aa) The adjoining premises at ground floor level are all within Class E use. (bb) The development is not on Article 2 (3) Land; the land is not a National Park, Area of Outstanding Natural Beauty, not within a Conservation area, See below map extract showing conservation areas. The site is also not a World Heritage Site or (cc) a site of special scientific interest.



	ii) is not within 2 metres of the boundary of the curtilage of the premises. Refer to proposed plan drawing for confirmation of distance to boundary.
d) the development would be within the curtilage of a listed building;	The development is not within the curtilage of a listed building. See below map extract from Historic England Website. Listed buildings shown in blue markers. Development property marked in Red X.
e) any alteration would be on article 2(3) land;	The development is not on Article 2 (3) Land; the land is not a National Park, Area of Outstanding Natural Beauty, not within a Conservation area, See below map extract showing conservation areas, or a World Heritage Site.
f) the development would consist of or include the construction or provision of a verandah, balcony or raised platform;	The development does not consist of the construction or provision of a verandah, balcony or raised platform. Refer to submitted drawings.
g) any part of the development would extend beyond an existing shop front;	The proposed development is to the rear of the property and therefore will not extend beyond the front of any existing building.
h) the development would involve the insertion or creation of a new shop front or the alteration or replacement of an existing shop front; or	The proposal does not include a new shop front or alteration to the existing shop front.
i) the development would involve the installation or replacement of a security grill or shutter on a shop front.	The proposal does not involve the installation or replacement of a security grill or shutter on a shop front.

Conditions	Response:
A.2 Development is permitted by Class A subject to the following conditions -	
a) any alteration is at ground floor level only;	The alteration is at ground floor only
b) any extensions I, in the case of article 2(3) land, construction using materials which have similar external appearance to those used for the building being extended; and	The extension is constructed using materials to match the existing external fabric of the building being extended.
c) any extension or alteration is only to be used as part of, or for a purpose incidental to, the use of the shop or financial or professional services establishment.	The extension will only be used as part of the existing building use which is Class E use.



Supporting Material:

Historic England Map Extract – Listed Buildings	Gravesham Conservation Areas
This is a screenshot of the Historic England map interface. It shows a street map of Gravesham with various buildings and landmarks. A red circle with an 'X' is drawn around a specific location on the map, likely indicating the site of the proposed development. The map includes labels for streets like 'High Street' and 'Barrack Row', and landmarks like 'St George's Centre' and 'Gravesham Riverside Conservation Area'.	This is a map of Gravesham showing the boundaries of various conservation areas. The areas are color-coded: pink for 'Gravesham Riverside Conservation Area', blue for 'Gravesham Riverside Conservation Area', and yellow for 'Gravesham Riverside Conservation Area'. A red circle with an 'X' is drawn around a specific location on the map, likely indicating the site of the proposed development. The map includes labels for streets like 'High Street' and 'Barrack Row', and landmarks like 'St George's Centre' and 'Gravesham Riverside Conservation Area'.

Conclusion:

Based on the above and the submitted drawings, the proposals outlined are considered to be in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 7, Class A.