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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

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

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

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). Please refer to submitted drawings for further details.

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 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.

Planning permission 19980512 refers to the applicant as Thomas Cook for alterations to the shopfront.

VOA record are also submitted as part of this application referring to category code: 249G which relates to 'a type of shop and premises'.

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

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

E - Commercial, Business and Service

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E - Commercial, Business and Service

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

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.

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.

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.

The adjoining premises at ground floor level are all within Class E use.

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

A site of special scientific interest.

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.

The development is not within the curtilage of a listed building. See planning statement document for evidence.

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. See planning statement document for evidence.

The development does not consist of the construction or provision of a verandah, balcony or raised platform. Refer to submitted drawings.

The proposed development is to the rear of the property and therefore will not extend beyond the front of any existing building.

The proposal does not include a new shop front or alteration to the existing shop front.

The proposal does not involve the installation or replacement of a security grill or shutter on a shop front.

The alteration is at ground floor only.

The extension is constructed using materials to match the existing external fabric of the building being extended.

The extension will only be used as part of the existing building use which is Class E use.

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.

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

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

Dani Reed

Date

03/10/2023