



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	18
Suffix	
Property Name	
Address Line 1	The Crescent
Address Line 2	Northfleet
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 7EB

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

Easting (x)	Northing (y)
563509	172848

Description

Applicant Details

Name/Company

Title

Mr

First name

Sam

Surname

Andrews

Company Name

Address

Address line 1

18 The Crescent

Address line 2

Northfleet

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA11 7EB

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)

The proposed project involves constructing an outbuilding at the rear of the garden, intended for use as a private tattoo studio.

The existing driveway and pathways will be used. A parking space will be allocated on the driveway specifically for clients visiting the tattoo studio.

Means of Draining the Land/Buildings: Guttering for the outbuilding and a soakaway. Plumbing for the studio will be a Saniflo system that runs into the existing drain.

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 proposed use of the outbuilding is to convert it into a private tattoo studio.

Operating Hours:

Tuesday to Saturday 10:00 AM to 5.00 PM

The studio will operate by appointment only, with a maximum of 2 clients per day

The studio will be operated by one tattoo artist only, who is also the owner of the residential property.

There will be a dedicated space on the driveway for client parking. Clients will have side access to the studio.

The studio will be completely separate from the residential house, with no shared spaces or facilities, ensuring it operates independently.

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

n/a

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 land has been used as part of a residential property.

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

Location Plan
Existing Layout Plan (of rear garden)
Proposed Layout Plan
Floor Plan (furniture shown for example only)
External plan

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?

The garden studio is 6m x 4m (Internal space 19.8m²)
Eave height of 2.5m and a ridge height of 4m.
Positioned minimum of 450mm from the neighbour's boundary and 600mm from the rear boundary adjoining an alleyway.
Will consist of a main studio work with a small WC with hand basin.
Constructed using 140mm block and render in a neutral tone, to blend seamlessly with the surroundings.

The proposed outbuilding will not contain any living accommodation and will not have a microwave antenna.
The proposed outbuilding, situated within 2 metres of the boundary, falls within the height condition relating to proximity to the boundary.
No balconies or verandas are proposed. Any decking installed to aid entry and exit to/from the proposed outbuilding will not exceed 300mm in height.

The proposed development of a private tattoo studio, operated from the proposed outbuilding within the grounds of my property, does not seem to represent a material change of use of the premises:

Will your home no longer be used mainly as a private residence?

No, my home will continue to be used exclusively as a private residence. The private tattoo studio, operating from an outbuilding in the garden with a separate entrance, will have no impact on the residential use of the main house. This clear separation ensures that the entire main house remains a private, family living space, upholding its primary residential purpose without any overlap with the business.

Will your business result in a marked rise in traffic or people calling?

No, the studio will be used solely by myself, a tattoo artist with 15 years of experience and a joint owner of the home. It will cater to maximum 2 client per day within standard business hours, which minimises the increase in traffic and visitors. Additionally, clients will be provided with a parking space on driveway, ensuring no extra traffic on the road.

Will your business involve any activities unusual in a residential area?

No, as an appointment-only tattoo studio, the business will operate discreetly.

Will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?

No, the studio's operation (10 am to 5 pm, Tuesday to Saturday) does not disturb my neighbours. The quiet and controlled nature of a professional tattoo studio will not create significant noise, odours, or other nuisances.

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

Stacey Connolly

Date

03/06/2024