

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250590
Location	131 Central Avenue Gravesend Kent DA12 5BH
Proposal:	Application for a Proposed Lawful Development Certificate for the removal of 2no. chimneys; Loft conversion to habitable room with creation of a rear dormer and roof lights to front roof slope.
Applicant:	Bleakley
Site Visit	N/A Desktop Assessment

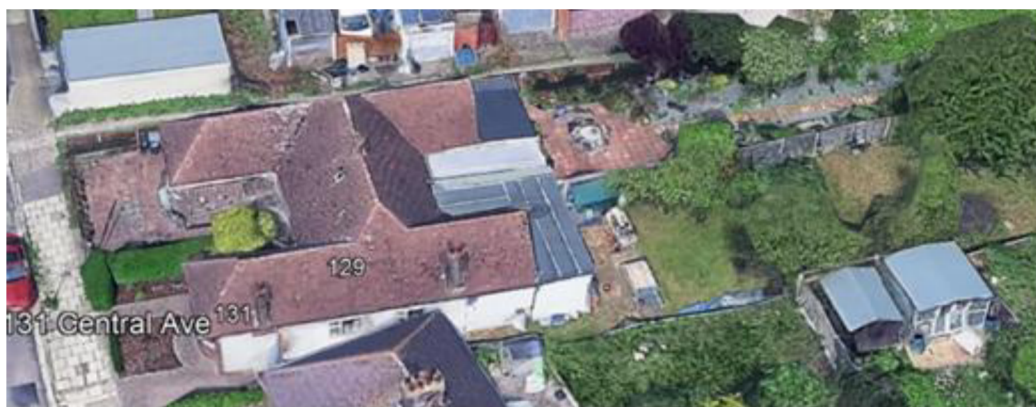
Plans & Documents

Planning Application Form;
Drawing No. CA-R00-EX-102 – Existing Floor Plan;
Drawing No. CA-R00-EX-103 – Existing Loft Plan;
Drawing No. CA-R00-EX-104 – Existing Roof Plan;
Drawing No. CA-R00-EX-106 – Existing Elevations;
Drawing No. CA-R00-PR-101 – Site Plan_Location Map;
Drawing No. CA-R00-PR-102 – Proposed Floor Plan;
Drawing No. CA-R00-PR-103 – Proposed Loft Plan;
Drawing No. CA-R00-PR-104 – Proposed Roof Plan;
Drawing No. CA-R00-PR-105 – Proposed Elevations; and
Drawing No. CA-R00-PR-106 – Proposed Elevations.

Property Type

The property comprises of a semi-detached bungalow in use as a single residential dwelling.





Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20250068	Raising of ridge height and construction of first floor side and rear extension, together with 1no. dormer on side/rear roof slope with roof lights and 2no. rooflights on southern elevation, to facilitate the conversion of the loft into habitable space	Refused Appeal Dismissed	21.03.2025 08.07.2025
20240568	Raising of ridge height and construction of 2no. dormers on side/rear roof slopes, to facilitate the conversion of the loft into habitable space, along with associated external alterations.	Refused	28.08.2024
20151202	Erection of a pair of semi-detached two storey dwellings with rooms in the roofspace and two dormer windows in the rear roof slopes.	Refused Appeal Dismissed	11.02.2016 24.08.2016

Officer Assessment

Procedural Note

The proposed application includes a hip to gable roof alteration which was not included within the original description of the works. The following assessment will include the proposal as shown in the submitted plans which is for a hip to gable roof alteration, rear dormer, front rooflights and removal of 2no. chimneys; to facilitate the conversion of the loft space into a habitable room.

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
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(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 (rooflights – refer to 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 (25.67m ³)
(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 (soil and vent pipe - refer to 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
(b)	The enlargement must be constructed so that – (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	For the dormer Y Y (0.39m) N
(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

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 (0.09m)
(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.	N N
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

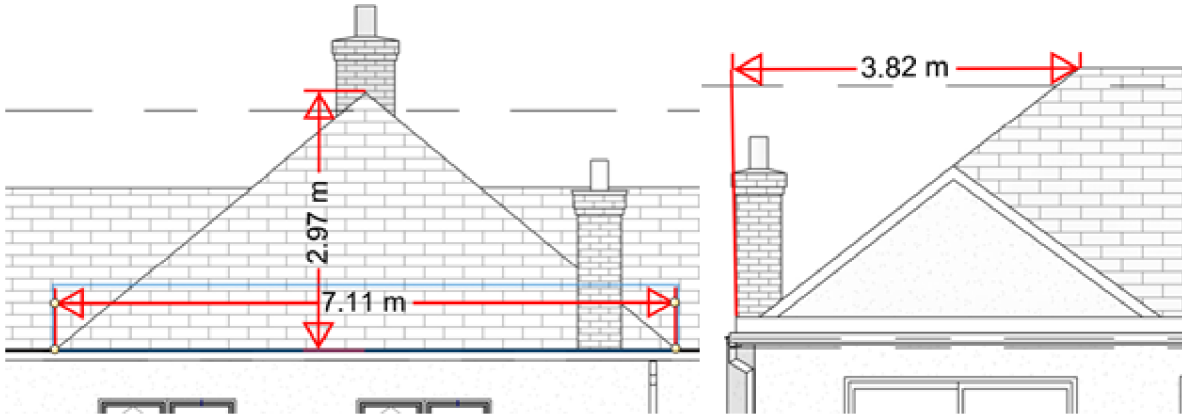
Class G – chimneys, flues etc on a dwellinghouse**The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.**

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

Hip to Gable Calculation

Base Calculation = $0.5(\text{Length} \times \text{Depth})$

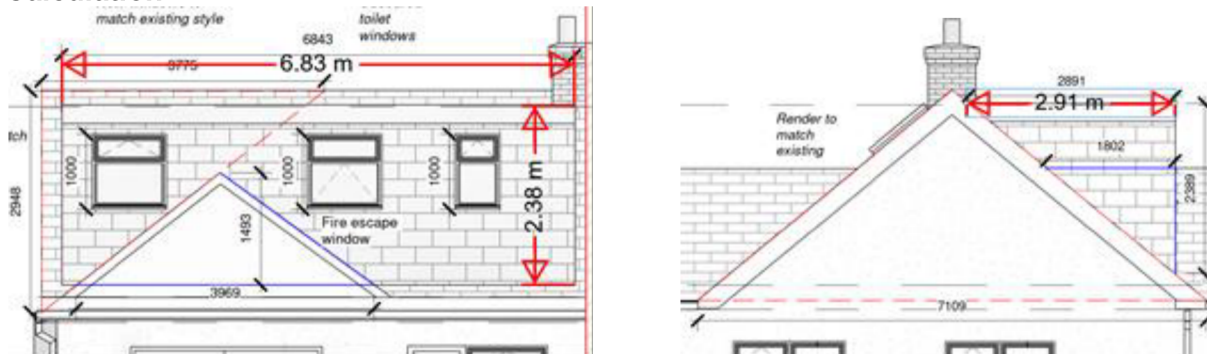
$$0.5 (7.11 \times 3.82) = 13.58\text{m}^3$$



Hip to Gable Calculation = $\frac{1}{3}(\text{Base} \times \text{Height})$

$$\frac{1}{3}(13.58 \times 2.97) = 12.09\text{m}^3$$

Dormer Calculation



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

$$0.5 (6.83 \times 2.83 \times 2.91) = 28.12\text{m}^3$$

Roof Volume Total

$$13.58\text{m}^3 + 12.09\text{m}^3 = 25.67\text{m}^3$$

Officer Conclusion

The proposed development falls within the parameters set out in Schedule 2, Part 1, Classes B, C and G of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore, planning permission is not required and a lawful development certificate can be granted.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	8th August 2025	Dated:	8 th August 2025