

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250443
Location	190 Wrotham Road Gravesend Kent DA11 7LH
Proposal:	Application for a Proposed Lawful Development Certificate; Hip to gable roof conversion with a flat roof dormer with Juliette balcony to the rear, 2 rooflights to the front and a window to the side.
Applicant:	Mr Hoare
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form;
Drawing No. SM515.1 – Site Location Plan Block Plan Floor Plans Section and Elevations – Existing; and
Drawing No. SM515.2 – Sections Elevations and Floor Plans – Proposed.

Property Type

190 Wrotham Road is a two storey semi-detached property.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20100045	**REVISED DESCRIPTION/AMENDED APPLICATION** Alterations to the hipped end roof to form a gable end on the main dwelling and retention of the gable end roof in substitution of the hip end roof on the rear extension previously permitted under planning permission reference no. 20010451.	Permitted	03.06.2010
20010451	Demolition of existing single storey rear extension and erection of part two storey and part single storey rear extension to form a conservatory and enlarged kitchen at ground floor level with an enlarged bathroom at first floor level; construction of rear dormer extension and	Permitted	31.07.2001

	conversion of the roof space into bedroom and en-suite bathroom.		
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Officer Assessment*Permitted Developments Rights Restrictions*

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	Y

Notes on Planning History and Permitted Development Rights

It is evident from the plans submitted that the proposed gable end to the main roof slope, permitted under application 20100045 was not carried out. This permission has since expired.

In addition, Permitted Development Rights for this property have been restricted under application 20010451:

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no window or other form of opening shall be installed in the north and south elevations of the development hereby permitted without the prior written permission of the Local Planning Authority having first been obtained.

Grounds:

3. In order to safeguard the amenity of the occupants of the adjoining property.

However, it is clear this would not impact this application for a proposed Lawful Development Certificate directly. As such the proposal shall be assessed below:

Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

1, Original Roof Volume (m ³)	Please see below
2. Existing Roof Extensions (m ³)	Please see below
Remaining Roof Volume (m ³)	The case notes show the volume calculation of the amended existing rear extension roof volume, along with the roof volume proposed as part of this application.

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;	N
(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/A N 48.53m3
(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 Juliet Balcony N
(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	Acceptable Acceptable technically above 0.20m (apart from dormer connection to extension) It does not-extension roof to be reduced
(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.	Y Y
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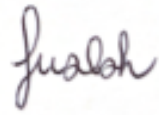
Class C - Any other alteration to the roof of a dwellinghouse.

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.	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.	See Class B

Conclusion

The proposed development complies with **Schedule 2, Part 1, Classes B and C of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED** and the **LAWFUL DEVELOPMENT CERTIFICATE** is **GRANTED**

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	18th June 2025	Dated:	25 June 2025

