

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/01/2026 3:26 PM from [REDACTED]

Application Summary

Address: 19 Edwin Street Gravesend Kent

Proposal: Application for a Proposed Lawful Development Certificate; Change of use of 2 flats within Class C3 to form 2 HMO's within Class C4.

Case Officer: Ms Rebecca Harrison

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Saxon Close Northfleet Gravesend Kent

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I live in the Gravesham borough and Gravesend is my nearest town. The area already has big problems with litter, dumped rubbish, and street mess, which I think often gets worse when lots of people are crammed into shared houses like HMOs.

The application is for a certificate saying this change is lawful without full planning permission. But based on the plans I've looked at:

* It shows 5 bedrooms in one flat and 4 bedrooms in the other (total 9 bedrooms).

* Class C4 is only for small HMOs with no more than 6 people sharing as a single household. With that many bedrooms, each flat could easily house more than 6 people (maybe 3-6 per room if shared, leading to 10+ or even up to 18 total across both). That would make them larger HMOs (7+ residents), which are sui generis and definitely need full planning permission-not just a certificate for Class C4.

* Even if they claim each is a separate small HMO under C4, the bedroom layout doesn't match a realistic limit of 6 per unit.

More people in these setups would just add to the existing problems here-extra rubbish overflow, more comings/goings, noise, parking pressure, and strain on the neighbourhood. We don't need that in Gravesend right now.

Please refuse the certificate because the proposed use isn't lawful under Class C4 as described. If they want to proceed, they should submit a full planning application so the impacts can be properly assessed and locals can comment.

Kind regards