



planning.general@gravesham.gov.uk / 01474 33 73 91  
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity,  
 including those in breach of a planning condition

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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Gravesham Community Hospital"/>
Address Line 1	<input type="text" value="Bath Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Kent"/>
Town/city	<input type="text" value="Gravesend"/>
Postcode	<input type="text" value="DA11 0DG"/>

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

Easting (x)	Northing (y)
<input type="text" value="564501"/>	<input type="text" value="174231"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

c/o Agent

Company Name

Strawberry Star SL1 Limited

Address

Address line 1

c/o Agent

Address line 2

Address line 3

Town/City

c/o Agent

County

Country

c/o Agent

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mrs

First name

Rebecca

Surname

Hilton

Company Name

Eden Planning

## Address

Address line 1

1 Market Street

Address line 2

Address line 3

Town/City

Altrincham

County

Country

United Kingdom

Postcode

WA14 1QE

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- ☐ An existing use
- ☐ Existing building works
- ☒ An existing use, building work or activity in breach of a condition

**Being a use, building works or activity which is still going on at the date of this application.**

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

C3 - Dwellinghouses

## Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space) to allow: amendments to Block M only (conversion building), including amendments to unit mix, internal layouts and parking, introduction of additional private and shared amenity space, elevational changes and amended material palette.

## Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ The use began more than 10 years before the date of this application
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☐ The use as a single dwelling house began more than four years before the date of this application
- ☒ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

Condition 1 of the planning permission required development to commence by the 17th February 2025. The Applicant has started operations on site in accordance with the approved layout through the demolition of a detached building. This work was undertaken prior to the expiry date of the permission, although some pre-commencement conditions had not been formally discharged. These conditions were subject to a live application to vary the triggers but these applications were not determined prior to the expiry date and remain as pending determination. This application presents evidence in support of the assertion that permission 20220915 has been lawfully implemented and, to this effect, proposed works in accordance with the description of development as set out above can continue lawfully within the remit of this permission.

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

☒ Yes

☐ No

Reference number

20220915

Condition number

1

Date (must be pre-application submission)

15/02/2025

Please state why a Lawful Development Certificate should be granted

Condition 1 of the planning permission required development to commence by the 17th February 2025. The Applicant has started operations on site in accordance with the approved layout through the demolition of a detached building. This work was undertaken prior to the expiry date of the permission, although some pre-commencement conditions had not been formally discharged. These conditions were subject to a live application to vary the triggers but these applications were not determined prior to the expiry date and remain as pending determination. This application presents evidence in support of the assertion that permission 20220915 has been lawfully implemented and, to this effect, proposed works in accordance with the description of development as set out above can continue lawfully within the remit of this permission.

## Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

15-02-2025

In the case of an existing use or activity in breach of conditions has there been any interruption?

☐ Yes

☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

☐ Yes

☒ No

### Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

☐ Yes

☒ No

## 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

## Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner  
☐ Lessee  
☐ Occupier  
☐ Other

## 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

# Declaration

I/We hereby apply for Lawful development: Existing 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

Rebecca Hilton

Date

27/03/2025