



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	34
Suffix	
Property Name	
Address Line 1	Denton Court Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 2HS

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

Easting (x)	Northing (y)
566226	173607
Description	

Applicant Details

Name/Company

Title

Miss

First name

Ana Filipa

Surname

de Almeida Antunes

Company Name

Address

Address line 1

34 denton court road

Address line 2

Gravesend

Address line 3

Kent

Town/City

County

Country

United Kingdom

Postcode

da12 2hs

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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)

Removal of Chimney stack above roof line.

34 denton court road_Block Plan.pdf

34 denton court road_02 01_elevation.pdf

34 denton court road_02 02_roof plan.pdf

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

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

Land is used as a 3bed dwelling house, the property was purpose built as a dwelling house and no change of use or extension is to take place.

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

34 denton court road_Block Plan.pdf

34 denton court road_02 01_elevation.pdf

34 denton court road_02 02_roof plan.pdf

EVIDENCE TO VERIFY APPLICATION_34 denton court road.pdf

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Proposal does not require planning permission as it is lawfully under the The Town and Country Planning (General Permitted Development) (England) Order 2015, Class G – chimneys, flues etc on a dwellinghouse.

The proposals comply with the permitted development guidance that allows for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

The relevant guidance for this proposal is set out below:

1. Proposal is Permitted Development under The Town and Country Planning Order 2015, Class G – chimneys, flues etc on a dwellinghouse.
2. The conditions under which development is not permitted do not apply in this situation.
3. The dwelling is not in a conservation area or article 4 area.
4. The materials to make good the roof after the removal of the chimney are similar in appearance to the existing roof.

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Ana Filipa de Almeida Antunes

Date

25/07/2023