



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20251258
Location	49 Pier Road Northfleet Gravesend Kent
Proposal:	Proposed Lawful Development Certificate for change of use from dwellinghouse (Use Class C3) to house of multiple occupation for up to 6 residents (Use Class C4).
Applicant:	Mr Gabriel Daramola
Site Visit	27 January 2026

Plans & Documents

Application form for a Lawful Development Certificate for a Proposed Use or Development;
Drawing no. Layout ID 01 Rev. 01-WIP Existing and proposed block plans, site location plan, 3D images and photographs;
Drawing no. Layout ID 02 Existing layouts, elevations and roof plan;
Drawing no. Layout ID 03 Proposed layouts, elevations and roof plan; and
Planning Statement 2025-12-08.

Property Type

The property comprises of a terraced, three storey dwelling with a basement and front and rear gardens.

Material Consideration

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

Relevant Planning History

None.

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	Yes
Article 4 Direction	Yes
Permitted Development Rights Removed/Restricted	No

The application site is located in the Lansdowne Square, Northfleet Conservation Area and is subject to an Article 4 direction (reference Ar/09/1). The Article 4 direction removes the permitted development rights available under Part 1, Classes A, C, D and H and Part 2, Classes A and B of Schedule 2 to the Town and

Country Planning (General Permitted Development) (England) Order 2015 (as amended). The conservation area location means that there are certain restrictions on permitted development.

There are no historical planning permissions which relate to the application site. As such, permitted development rights are not subject to any removal or restriction by a planning condition.

The application property is currently vacant but was previously used as a single family dwelling (with six bedrooms). Therefore, the permitted development rights available under Part 3, Class L (small houses of multiple occupation or small HMOs) of Schedule 2 to the General Permitted Development (England) Order 2015 (as amended) (GPDO) are relevant. The rights under Class L are not restricted by the conservation area location.

The proposed development would provide an HMO with 6 bedrooms, four with ensuite shower rooms and two with separate shower rooms over the first and second floors. The basement would provide a lounge and kitchen and the ground floor would provide a second lounge and kitchen and a w.c. The application details set out that a maximum of six persons would occupy the property.

Assessment under Class L Schedule 2 Part 3 of the GPDO)

Class L – Small HMOs to Dwellinghouse and vice versa

L	Development consisting of a change of use of a building –	Y/N
(a)	from a use falling within Class C4 (house of multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;	N/A
(b)	from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule	Y
L.1	Development is not permitted by Class L if it would result in the use –	
(a)	as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule; or	N/A
(b)	as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.	N

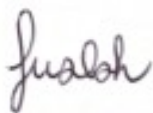
A Class C3 Dwellinghouse can be converted to a Class C4 House of Multiple Occupation (HMO) for no more than six (unrelated) people who share amenities, provided that the proposal meets the criteria set out in Class L above. The application property was in use as a single dwellinghouse and is proposed to be converted to a six person HMO and therefore complies with Class L.

Although not a planning matter, it should be noted that an HMO occupied by five or more persons should have an HMO licence. This requirement can be drawn to the attention of the applicant via an informative on any LDC granted.

Conclusion

The proposed development complies with Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and the lawful development certificate can be granted.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	29th January 2026	Dated:	30 January 2026