

Delegated Report

Lawful Development Certificate (Proposed)

Application no: 20250810

Location 21 Mottram Road Northfleet Gravesend Kent

Proposal: Application for a Proposed Lawful Development Certificate; Change of use from a residential dwelling to a 5 bedroom House in Multiple Occupation with side dormer extension and conversion of roof space to habitable rooms.

Applicant: Matavata

Site Visit N/A Desktop Assessment

Plans & Documents

Application Form;
Drawing No. PL01 – Floor Plans – Existing;
Drawing No. PL02 – Elevations and Section – Existing;
Drawing No. PL03 – Floor Plans – Proposed;
Drawing No. PL04 – Elevations and Roof Plan and Section – Proposed; and
Drawing No. PL05 – Block Plan – Existing and Proposed and OS Plan.

Property Type

21 Mottram Road is a terraced dwelling.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
EDC/19/0049	Application for the variation of conditions 2, 3, 4, 5, 6, 10, 11, 39 and 58 attached to hybrid planning permission reference no. EDC/17/0038 (comprising full planning application for the erection of 598 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway accesses and realignment of Crete Hall Road; demolition of rear of WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking,	Permitted	06/09/2019

	infrastructure, attenuation features and earthworks; and outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building) to relocate residential apartment block building (Block A) in the north-west corner of the site and associated works, including diversion of the public footpath, changes to car parking and installation of a landscaped bund.		
EDC/17/0038	Hybrid planning application (part full and part outline) comprising: (1) full planning application for the erection of 598 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway accesses and realignment of Crete Hall Road; demolition of rear of WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks; and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building.	Permitted	20/03/2019

Consultation and Representations

This is an application for a proposed Lawful Development Certificate. As such, any representations received are not relevant to the assessment of this application.

Officer Assessment

Permitted Developments Rights Restrictions

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

As set out by Condition 61 in the decision notices for Application Reference Numbers EDC/17/0038 and EDC/19/0049, Part 1 of Class B of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) is restricted:

61. Notwithstanding the provisions of Article 3, Part 1 Class B of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), or any provision equivalent to that that Class in any statutory instrument revoking and re-enacting that Order with or without modification, no roof addition or alteration shall be constructed on the dwellings hereby permitted without the prior permission, in writing, of the Local Planning Authority.

Reason – In order to protect residential amenity, in accordance with adopted Local Plan Core Strategy Policy CS19.

As this application proposes a dormer and permitted development rights have been removed for the property, planning permission would be required for the development. As planning permission would be required, this application has not been considered further.

Conclusion

Notwithstanding the provisions of Article 3, Part 1 of Class B of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) has been restricted for 21 Mottram Road and Planning Permission would be required for the development. As such the Lawful Development Certificate is refused.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	25th September 2025	Dated:	26th September 2025