

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/03/2026 8:16 PM from [REDACTED]

Application Summary

Address:	21 Mottram Road Northfleet Gravesend Kent DA11 9FH
Proposal:	Application for a Proposed Lawful Development Certificate; Change of use from a class C3 to a class C4 HMO for up to 4 people.
Case Officer:	Mrs Lucy Hankin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Maclure road Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	The estate already experiences limited on-street parking capacity and the introduction of a HMO is likely to increase the number of vehicles associated with the property. This could lead to additional on-street parking pressure and potential highway safety concerns within roads that were designed primarily for single-family occupancy. The estate was designed and marketed as a low-density, family-oriented residential development. A change of use to a HMO would be out of keeping with this intended character and risks undermining the cohesive nature of the community. Approval of this application may also create a precedent for further similar changes of use within the estate, which could cumulatively lead to a significant change in the character and amenity of the area. The increased number of unrelated occupants within a single property has the potential to result in greater levels of noise, disturbance and general activity compared with a typical single household dwelling.
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Kind regards