

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20230804
Location	34 Denton Court Road Gravesend Kent DA12 2HS
Proposal:	Application for a Lawful Development Certificate in respect of the proposed removal of chimney stack above roof line.
Applicant:	Miss Ana Filipa de Almeida Antunes
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 25/07/2023;
Supplementary Information – Frontage Picture;
OS Plan – Received 27th July 2023;
Drawing Number 02 01 P01 (Elevations – Existing and Proposed); and
Drawing Number 02 021 P01 (Roof Plan – Existing and Proposed).

Property Type

34 Denton Court Road is a two-storey end of terrace dwellinghouse.

Material Consideration

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

Relevant Planning History

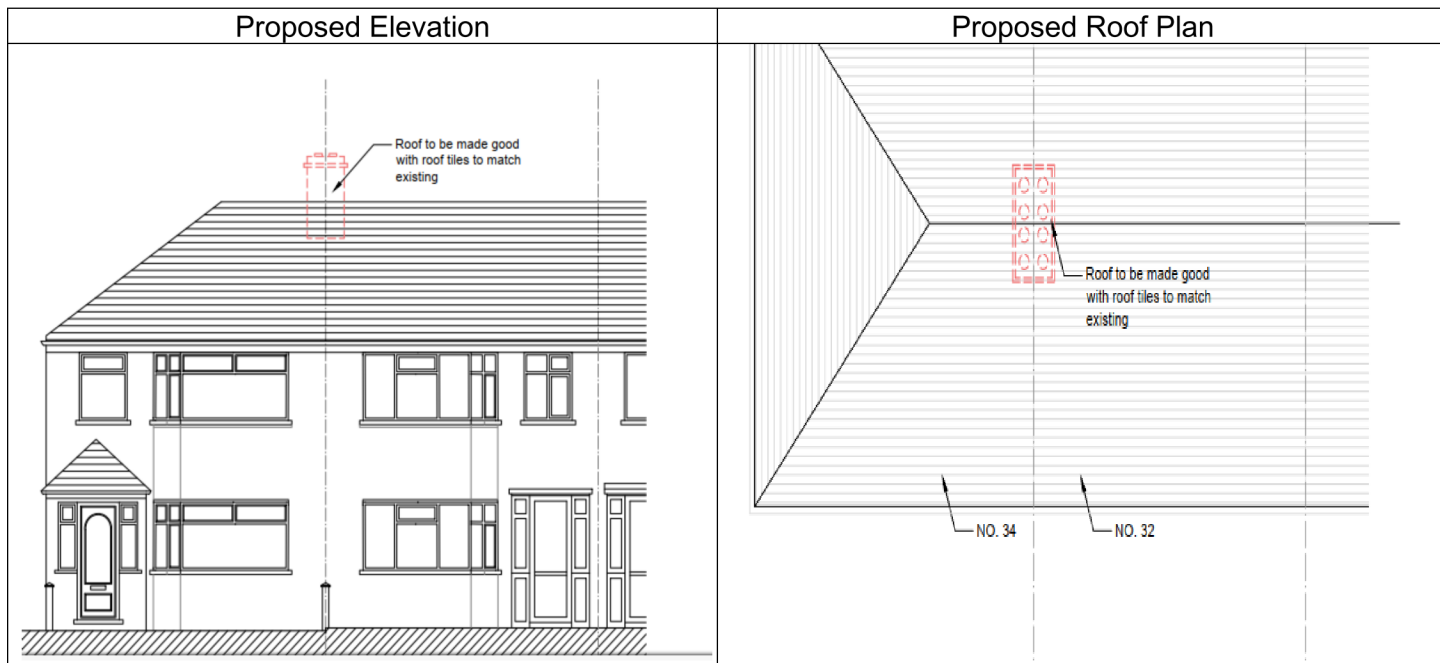
No relevant history

Officer Assessment

Permitted Developments Rights Restrictions

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

The application for Lawful Development Certificate proposes the removal of Chimney stack. As shown in plans Drawing Number 02 01 P01 (Elevations – Existing and Proposed); and Drawing Number 02 021 P01 (Roof Plan – Existing and Proposed), the chimney stack is located centrally between the application site 34 Denton Court Road and neighbouring property 32 Denton Court Road:



As such, the proposed works are considered to be outside of the curtilage of the application site:



and

Therefore, the application cannot be assessed for a Lawful Development Certificate under the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Conclusion

The proposed development is not in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. This is because the proposed development falls outside of the curtilage of the application site. Therefore, the Lawful Development Certificate is refused.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	13th September 2023	Dated:	13th September 2023