



Delegated Report

Lawful Development Certificate (Proposed) Application

Application no: 20260007

Location: 42 Central Avenue Gravesend Kent DA12 5AD

Description: Application for a Proposed Lawful Development Certificate for the proposed change of use of the house to allow a house with 3 rentable rooms with one double room on the ground floor with a self contained living room/lounge suite and bathroom, and shared bathroom on the first and the kitchen on the ground will be Shared.

Applicant: Ms Kaljit Kahlon, Stars Shine Ltd

Site Visit Date: N/A

Plans & Documents

Application form;
Drawing no. DKM/SS22/01 Rev. 01 – Elevations & GA's (for P.D Change of Use Application C3-C4);
Drawing no. DKM/SS22/02 Rev. 0 – Location Plan; and
Drawing no. DKM/SS22/03 Rev. 0 – Block Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250955	Application for a Proposed Lawful Development Certificate for the proposed change of use of the house to allow 2 rented rooms with shared space kitchen and bathroom.	Granted	18.11.2025

Policies & Representations

Not applicable, this is an application for a lawful development certificate under Section 192 of the Town & Country Planning Act 1990 (as amended).

Material Consideration

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

The Town and Country Planning Act 1990 (as amended)

The Town and Country Planning (Use Classes Order) 1987 (as amended)

Consultations, Publicity and Representations

This is an application for a Lawful Development Certificate that is considered on its facts and relevant planning law. As confirmed in national planning guidance, views expressed by third parties on the planning merits of such cases are irrelevant. Accordingly, unlike planning applications, there is no statutory requirement to undertake publicity or consultation.

Officer Assessment

The Town and Country Planning (Use Classes) Order 1987, assigns use classes to various uses. In the case of a small House of Multiple Occupation (HMO), the legislation designates this as Use Class C4 with the description of; *'Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom'*. Class L, Part 3, Schedule 2 of the GPDO, allows for conversion from C3 (dwellinghouses) to C4 (Houses in Multiple Occupation), without requiring planning permission, where certain criteria are met.

Part 3, Schedule 2 of the GPDO

Class L – Small HMOs to dwelling houses and vice versa

Permitted Development:

L	Development consisting of a change of use of a building -	Y/N
(a)	From a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwelling houses) of that Schedule	N/A
(b)	From a use falling within Class C3 (dwelling houses) 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-	Y/N
(a)	As two or more separate dwelling houses falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order of any building previously used as a single dwelling house within Class C4 (houses in multiple occupation) of that Schedule; or	N/A
(b)	As two or more separate dwelling houses falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order of any building previously used as a single dwelling house within Class C3 (dwelling houses) of that Schedule.	N

The existing property is currently a three bedroom dwelling and the proposal is to change this to a three bedroom HMO. There would be the two double bedrooms at first floor and one double bedroom at ground floor with a living area and own bathroom. There would be a shared kitchen at ground floor and a shared bathroom at first floor level.

The proposed six persons HMO falls within the above limits set out in Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would comply with the definition of C4 (Houses in Multiple Occupation), as set out within The Town and Country Planning (Use Classes) Order 1987.

Therefore, planning permission is not required, and a Lawful Development Certificate can be issued.

Recommendation:

Certificate Granted

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>

Dated:	24th February 2026	Dated:	25 th February 2026