



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	102
Suffix	
Property Name	
Address Line 1	St Hildas Way
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 4AY

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
566241	172119

Description

3 bedroom end of terraced residential dwelling.

Applicant Details

Name/Company

Title

Mr

First name

Gurpreet

Surname

Singh

Company Name

Address

Address line 1

102 St Hildas Way

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA12 4AY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Raj

Surname

Bhatti

Company Name

Address

Address line 1

25 Cloonmore Ave

Address line 2

Orpington

Address line 3

Town/City

Orpington

County

Kent

Country

United Kingdom

Postcode

BR6 9LE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Proposal for a loft conversion comprising of a fixed internal staircase with the proposal of 2 bedrooms and a bathroom within the loft space. The total dormer projection will not exceed 40m³, materials to match as existing and all to be in compliance with Permitted guidelines.

Front porch proposed will be no more than 3.0m² and no more than 3.0m in height.

The rear games room proposed will be no more than 50% of free area of the plot m² or will it be 2.5m high from the highest point of the land around where it joins the games room.

All of the above to have materials to match as existing.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
☒ No

Has the proposal been started?

- ☒ Yes
☐ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Land is lawful as it is a residential dwelling with no restrictions applied.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Please refer to drawing numbers 2388-001 to 004 inclusive and 2388-011 to 018 inclusive.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed loft dormer and loft conversion will not exceed 40m³, materials to match as existing and all to be in compliance with Permitted guidelines.

Front porch proposed will be no more than 3.0m² and no more than 3.0m in height.

The rear games room proposed will be no more than 50% of free area of the plot m² or will it be 2.5m high from the highest point of the land around where it joins the games room.

All of the above to have materials to match as existing.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Raj Bhatti

Date

21/10/2023