



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	28
Suffix	
Property Name	
Address Line 1	Cross Lane West
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 7PY

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

Easting (x)	Northing (y)
564637	172792

Description

Applicant Details

Name/Company

Title

Mr

First name

Jasbinder

Surname

Virdi

Company Name

Address

Address line 1

28 Cross Lane West

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA11 7PY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

THE DEVELOPMENT OF A LOFT DORMER WITH AN OUTRIGGER LOFT ADDITION TO ACCOMMODATE A NEW BEDROOM AND BATHROOM. LOFT CONVERSION WITH REAR DORMER AND A REAR OUTRIGGER DORMER EXTENSION.

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

The proposal complies with the permitted development guidance. Please see below the reason we believe the existing land is lawful:

1. The proposed extension will not be built on any designated land, such as national parks, Areas of Outstanding Beauty, conservation areas or World Heritage Sites.
2. The proposed extension will not be built within the grounds of a listed building.

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

25-01-24-2321-PL-300

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 proposal complies with the permitted development guidance. The relevant guidance for this proposal is set out below:

1. Materials are similar in appearance to the existing house.
2. Loft extension does not exceed 40 cubic meters.
3. Dormer does not exceed past ridge height.
4. New dormer roof set back 200mm along roof pitch from existing eaves.
5. No extension beyond the plane of the existing roof slope of the principal elevation.
6. There is no verandas, balconies or raised platforms.

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

Soroush Haghighat

Date

25/01/2024