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21st March 2026

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent DA12 1AU

Dear Sir/Madam,

A26020 – 27 St Francis Drive, Gravesend
Our reference – A26020260321/GBC/SJB

On behalf of our Client, Ms. C. Wilcocks, the owner of the property, we confirm the submission online today of a Lawful Development Certificate: Proposed Use planning application, Planning Portal reference PP-14786556, for proposed works at 27 St Francis Avenue Gravesend Kent DA12 4SY, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan,
- 1002 Existing Site Photographs,
- 1010 Existing Ground Floor Plan,
- 1011 Existing First Floor Plan,
- 1012 Existing Second Floor Plan,
- 1013 Existing Roof Plan,
- 1020 Existing Section AA,
- 1021 Existing Section BB,
- 1030 Existing North Elevation,
- 1031 Existing South Elevation,
- 1032 Existing East Elevation,
- 1033 Existing West Elevation
- 1101 Proposed Site Block Plan,
- 1110 Proposed Ground Floor Plan,
- 1111 Proposed First Floor Plan,
- 1112 Proposed Second Floor Plan,
- 1113 Proposed Roof Plan,
- 1120 Proposed Section AA,
- 1121 Proposed Section BB,
- 1130 Proposed North Elevation,
- 1131 Proposed South Elevation,
- 1132 Proposed East Elevation, and
- 1133 Proposed West Elevation.

The proposed works comprise the conversion and extension of the existing loft into habitable rooms with a dormer extension to the rear elevation and a rooflight to the front elevation, the conversion of the existing garage into a study, and the associated internal and external works.

It should be noted that the relatively high number of proposed bedrooms is due to that, in addition to family requirements for 4 -5 bedrooms, the applicant fosters up to three children, with the respective additional requirement for bedrooms.

The proposals have been assessed against the respective Permitted Development criteria as follows:

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	No
Article 4 Direction	No
Permitted Development Rights Removed/Restricted	No

Conversion and Extension of the Existing Loft

Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof (Dormer).

B.1	Development is not permitted by Class B if –	Y/N
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Y (refer to Class G)
(c)	Any part of the dwellinghouse would, as a result of the works, extend, beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	N
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) ~~40 cubic metres in the case of a terrace house, or~~ (ii) ~~50 cubic metres in any other case;~~	N (42.2m ³)
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	N Y Soil and vent pipe (refer to Class G)
(f)	The dwellinghouse is on article 2 (3) land	N
B.2	Development is permitted by Class B subject to the following conditions –	Y/N
(a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y
(b)	The enlargement must be constructed so that – (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side – extension (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and	Y Y (0.725m) N
(c)	Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be – (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	N/A

Class C - Any other alteration to the roof of a dwellinghouse (Roof lights).

C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N (0.075m)
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N
(d)	it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	Y Soil and vent pipe (refer to Class G) N
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be- (a) obscure-glazed; and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	N/A

Class G – chimneys, flues etc on a dwellinghouse (Soil and Vent pipe).

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

G.1	Development is not permitted by Class G if –	G.1
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N
(b)	The height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or	N (0.3m)
(c)	In the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse.	N
(d)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

Garage Conversion

The proposed development includes the conversion of an existing garage into a study. Class E of the GPDO 2015 allows the provision, within the curtilage of a dwellinghouse, of any building or enclosure required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure. The existing garage is not subject to any planning condition which restricts its use and the proposed conversion would be to a purpose incidental to the enjoyment of the dwellinghouse. Therefore, the proposed conversion of the garage would be in line with Class E of the GPDO 2015.

Conclusion

The proposed development falls within the parameters set out in Schedule 2, Part 1, Classes B, C, E and G of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore, planning permission is not required and a lawful development certificate can be granted.

The proposals have been developed with due regard and reference to similar and comparable planning consented proposals for similar properties in the immediate area, are wholly compliant with national and local planning policy, with no detrimental impact on any adjoining property and, as such, should therefore be considered favourably.

Should there be any queries or concerns with any aspect of the proposals and this application, we would be pleased to review the proposed works with yourselves in order to achieve an agreed and acceptable proposal prior to the determination of this application.

The respective application fee of £264 and the Planning Portal service charge of £85, both including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- A receipt for the application fee,
- Confirmation of the timescale for the formal response to this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Steve Baker
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect

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cc – Ms C. Wilcocks

Enc

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