



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	29
Suffix	
Property Name	
Address Line 1	Cross Lane East
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 5HD

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

Easting (x)	Northing (y)
564839	172878

Description

Applicant Details

Name/Company

Title

Mr

First name

P

Surname

Chitale

Company Name

Address

Address line 1

42 Valley Road

Address line 2

Address line 3

Town/City

Gillingham

County

Country

United Kingdom

Postcode

ME7 2EU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Maciej

Surname

Walczuk

Company Name

ProArc Architects

Address

Address line 1

42 Valley Road

Address line 2

Address line 3

Town/City

Gillingham

County

Country

United Kingdom

Postcode

ME7 2EU

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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)

Application for a Lawful Development Certificate (proposed) for conversion of existing dwelling to six person house of multiple occupancies (HMO) including construction of a dormer window to rear, installation of roof light to front and rear chimney removal.

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

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Change of use from class C3 to C4

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Property exists currently as a dwellinghouse (use class C3)

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

C3 - Dwellinghouses

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

2229_PL01 - Location Plan_Existing and Proposed Drawings

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

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C4 - Houses in multiple occupation

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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 change of use complies with The Town and Country Planning (General Permitted Development) (England) Order 2015 SCHEDULE 2 PART 3

(Changes of use) Class L – small HMOs to dwellinghouses and vice versa.

The proposed development complies with The Town and Country Planning (General Permitted Development) (England) Order 2015 SCHEDULE 2 PART 1

(Development within the curtilage of a dwellinghouse) Class B - additions etc to the roof of a dwellinghouse.

1. The building is not in the conservation area or within the ground of a listed building.
2. There are no changes to the existing building in terms of the appearance of the street scene.
3. No part of the proposed works exceeds the height of the highest part of the existing roof to the dwelling.
4. The edge of any enlargement to the roof will be not less than 200mm from the eaves of the original roof.
5. The proposed materials are of a similar appearance to those of the existing dwelling house.
6. The cubic content of the new roof space is less than the allowable volume of 40m3.

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Maciej Walczuk

Date

12/01/2023