



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         | <input type="text" value="2"/>              |
| Suffix         | <input type="text"/>                        |
| Property Name  | <input type="text"/>                        |
| Address Line 1 | <input type="text" value="Central Avenue"/> |
| Address Line 2 | <input type="text"/>                        |
| Address Line 3 | <input type="text" value="Kent"/>           |
| Town/city      | <input type="text" value="Gravesend"/>      |
| Postcode       | <input type="text" value="DA12 5AD"/>       |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="564885"/> | <input type="text" value="172702"/> |

Description

## Applicant Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes  
☒ No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## 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)

A new garden room is to be erected in the garden at the boundary of my property in accordance with the rules of permitted development. The land where the proposed building will go is currently used for planting and paving stones. A rod piling foundation will support the building. The building will be primarily of timber construction with two windows, a door and an EPDM roof. The building will be 4.8m L x 2.2m W x 2.5m H). The building will be used as an office and not as residential, and will be supplied with electricity only. The building will be on my property adjacent to a highway (paving stones and a road) separated by an existing wooden fence built up from a stone wall. However, the part of the garden where the proposed building will be constructed is 460mm higher than the adjacent road and it is not clear where the height of the proposed building should be measured from. For the purposes of this application I am measuring the height from the site of the proposed building and not that of the adjacent road.

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

Only standard carpentry tools will be used. A rod pile system has been installed to support the primarily wooden garden room. All subsequent work will be carried out between 9am and 5pm.

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

The site is part of a garden currently used for plants until Spring 2025, and has been used as such for at least 20 years.

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 existing use is for a garden.

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

pdf file

baigent\_attachement1.pdf

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

Change of use

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(g)(i) - Offices - Except where not suitable in a residential area

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

If the ground level can be taken to be that of the garden and not that of the adjacent highway, then I believe that my plans satisfy the rules for permitted development. If not, I will need to make the building lower in height to satisfy the 2.5m rule with respect to the highway.

## 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

stephen Baigent

Date

12/04/2025