



105 London Road
Gravesend
DA11 9LY

13 January 2026

Planning Application

Excel Planning have been instructed by the applicant to submit a full planning application for the following development at 105 London Road, Northfleet, Gravesend, Kent, DA11 9LY:

'Re-conversion of the property into two self-contained flats together with single storey rear extensions and a rear dormer extension.'

Site and Surrounding Area

The application site comprises a two-storey end-of-terrace residential building located on the southern side of London Road within the Overcliffe area of Northfleet. The property occupies a prominent corner plot adjoining Thames Way and sits within a mixed residential and commercial environment, characterised by traditional terraced and semi-detached dwellings with some commercial frontage along London Road.

The site lies within the **Overcliffe Conservation Area**, although it is not a listed building. The property benefits from good access to local services, shops and public transport, with bus routes and Gravesend town centre within close proximity.

Relevant Planning History



A Local Authority Search confirms that the property was historically configured as **two flats** and was subsequently converted into a single dwelling in 2016 under Building Control reference **2635/16/RA (Conversion of two flats into a house)** together with a Regularisation Certificate for unauthorised conversion works (**2208/16/UW**), both completed on 2 November 2016. The lawful baseline of the building is therefore that of a property which had previously existed as two separate residential units before being consolidated into a single dwelling.

Proposed Development

The application seeks planning permission to re-convert the property back into two high-quality self-contained flats, together with the addition of a single storey rear extension and a rear dormer extension.

The proposed accommodation will comprise:

- Flat 1 – 3-bedroom, 5-person unit (94.5sqm)
- Flat 2 – 3-bedroom, 4-person duplex unit (85.5sqm)

Both flats significantly exceed the Nationally Described Space Standards for their respective occupancies and have been designed to provide generous internal living space, good outlook and a high standard of residential accommodation. The proposed layout therefore delivers modern, policy-compliant homes that are materially better than the historic subdivision of the building.

The extensions and dormer are confined to the rear of the building and are designed to be subordinate to the host property, preserving the appearance of the main street frontage and respecting the character and appearance of the Conservation Area.



Planning Considerations

The proposal represents the reinstatement of a historically lawful residential form, returning the building to its former use as two flats. This approach supports the efficient use of an existing residential building and makes a positive contribution to local housing supply without the loss of any dwelling.

The works have been designed to preserve the character and appearance of the host building and the wider Overcliffe Conservation Area. No harm would arise to neighbouring residential amenity in terms of overlooking, overbearing or loss of light, and the use remains entirely residential in nature.

The site benefits from a highly sustainable location close to shops, services and public transport, making it appropriate for flatted accommodation without reliance on private car use.

Conclusion

The proposal seeks to regularise and reinstate a historically lawful residential arrangement by re-converting the property back into two self-contained flats, supported by sensitively designed rear extensions that enhance the quality of accommodation.

Given the established planning history, the sustainable location and the absence of any material harm to heritage, amenity or highways, the proposal is considered to represent a sustainable and policy-compliant form of development and should be supported by officers.