

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260394
Location	The Flat Mid Kent Golf Club Singlewell Road Gravesend
Proposal:	Application for a Proposed Lawful Development Certificate; to confirm if the flat meets current regulations for private renting.
Applicant:	Mid Kent Golf Club
Site Visit	N/A Desktop Assessment

Plans & Documents

Planning Application Form;
Site Survey Plan;
Site Location Plan;
Drawing No. 0131 Rev P01 – Proposed Ground Floor Plan;
Drawing No. 1700 Rev C09 – Plan – Finished – L0;
Drawing No. 1305 Rev C04 – Phase 2 GA Ground Floor Plan;
Residential Layout Guidelines; and
Technical Housing Standards.

Property Type

The property comprises of an existing flat within the Mid Kent Golf Course.

Material Consideration

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Relevant Planning History

Reference	Description	Decision	Decision Date
20230935	Erection of a single storey side extension on the western side of the existing club house and the refurbishment of the club house.	Permitted	29.11.2023
20230304	Application for a variation of condition 2 to planning permission reference 20220795 for the erection of a two storey side extension on the western side of the existing club house and including the refurbishment of the club house; to allow the removal of the first floor extension and viewing gallery from the application.	Application Refused	24.05.2023
20221330	Application for approval of condition 5 attached to planning	Approval	14.03.2023

	permission reference number 20220795 relating to an Archaeological watching brief during construction so any items of interest and finds are recorded.	of details	
20220795	Erection of a two-storey side extension on the western side of the existing club house and including the refurbishment of the club house	Permission	06.10.2022
20160599	Extension to and improvements to the existing storage area.	Permission	16.04.2018
20130229	Erection of single storey rear extension to provide large bar/dining area; raised roof to northwest corner to provide additional kitchen accommodation; new front entrance canopy; low level boundary wall and gate and revised parking layout.	Permission	18.09.2013
20110785	Application for renewal of planning permission 20080740 for erection of single storey extension to provide reception, office, staff room, kitchen, function/dining room, bar area and glazed entrance canopy with a trolley locker store at lower ground floor level; erection of new entrance gates and front wall along Singlewell Road frontage, provision of new car parking layout and refuse storage area.	Permission	28.10.2011
20080740	Erection of single storey extension to provide reception, office, staff room, kitchen, function/dining room, bar area and glazed entrance canopy with a trolley locker store at lower ground floor level; erection of new entrance gates and front wall along Singlewell Road frontage and provision of new car parking layout and refuse storage area.	Permission	15.10.2008
20050802	Erection of four detached two/three storey four-bedroom dwellings each with integral garage, with access on to Chalky Bank.	Refused Appeal Dismissed (AP06/000 10/REF)	11.11.2005 20.06.2006.
20040751	Re-siting of first green teeing area and erection of a 2-metre-high fence around the new area.	Permission	05.10.2004
20040455	Erection of a 2-metre-high perimeter fence around the Wrotham Road, Singlewell Road and Harman Avenue/Chalky Bank boundaries.	Permission	12.07.2004
20000417	Outline application for erection of 4 no. detached dwellings with associated garaging and parking spaces.	Refused	04.08.2000
19950082	Erection of single storey detached building to form green keeper's store.	Permission	30.05.1995
19950023	Erection of single storey front extension to form enlarged secretary's office, meeting room and utility room and alterations to existing car park to form 16 no. additional car parking spaces.	Permission	25.04.1995
19920440	Erection of drinks pavilion.	Permission	02.09.1992
19910274	Erection of part 2 storey & part 1st. floor extension at rear to form enlarged dining room, enlarged lounge & canopy at ground floor with kitchen, ladies changing facilities, function room, toilet accommodation & enclosed staircase at 1st.floor & erection of external staircase & extension to existing car park.	Permission	25.11.1991
19830983	Erection of single storey extension on the west elevation and infilling under existing canopy to form enlarged kitchen	Permission	10.02.1984

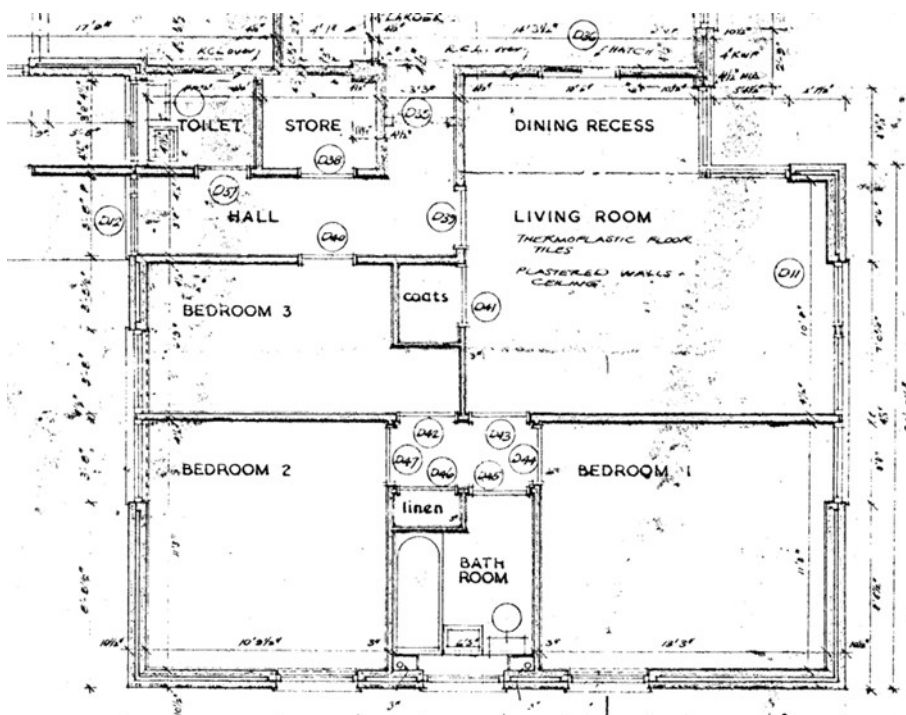


	enlarged lounge and dining room.		
19800256	Erection of two prefabricated store buildings adjoining the clubhouse and erection of a 2.4m high fence along the southern boundary of the Stewards garden.	Permission	24.06.1980
19791019	Erection of single storey extension at the front to form new bar stores and enlarged bar and boardroom and lobby.	Permission	18.12.1979
19770494	Erection of extension to bar stores board room and kitchen area.	Permission	28.07.1977
19630003	Erection of a drying room, concourse, games room, practice range, professionals' shop and trolley shed and extension to locker room.	Permission	08.02.1968
19630002	New Golf Clubhouse, changing rooms, stores, stewards' accommodation, clubroom etc. and car park.	Permission	04.03.1963
19630001	New Golf Club, changing rooms, stores, stewards accommodation, clubroom etc. and car park	Permission	04.03.1963

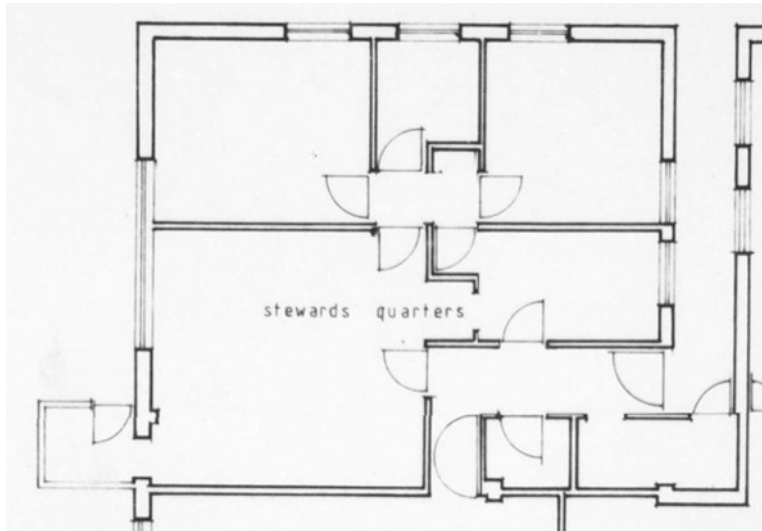
Officer Assessment

Background

The approved plans for planning application 19630002 show the floor plans for the Stewards' accommodation as a three bedroom unit, with entrance hall, store, toilet, bathroom and separate living/dining room, as seen from the image below;

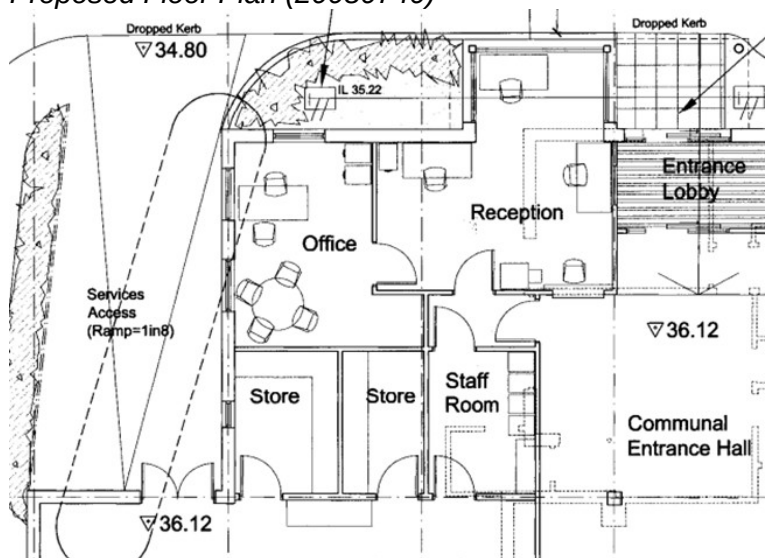


The floor plans for application 19910274 show the Stewards' quarters as they were originally, with a small side addition and access;

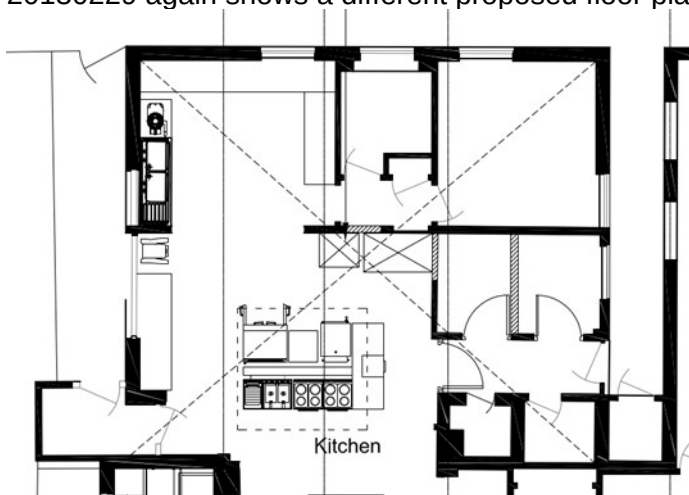


Subsequent planning applications/permissions show variations of the floor plan of the Stewards' quarters with the 2008 (app. Ref. 20080740) permission showing the quarters repurposed as staff rooms.

Proposed Floor Plan (20080740)

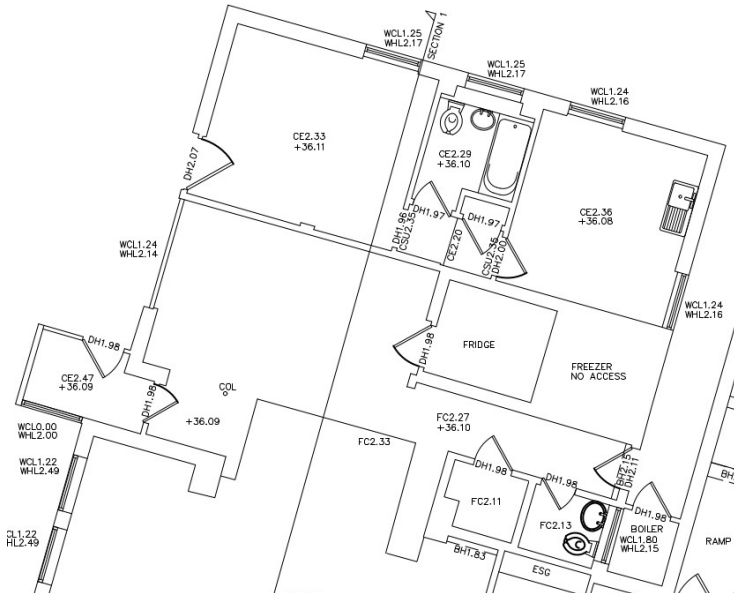


20130229 again shows a different proposed floor plan for the Stewards' quarters;

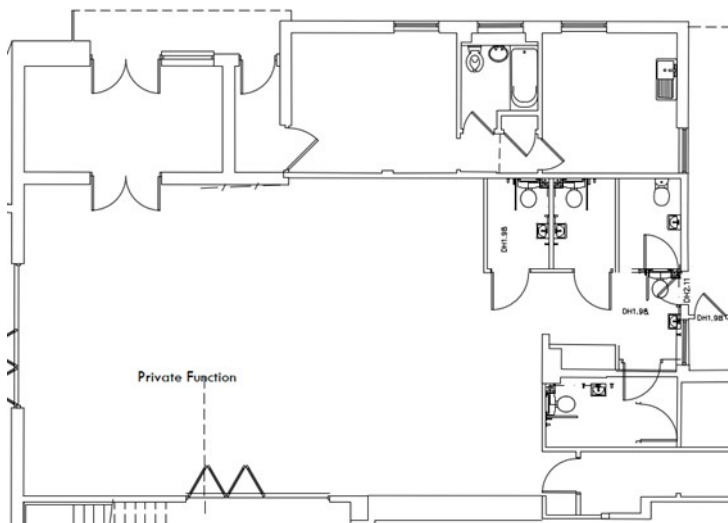


The existing plans for planning application 20220795 predominantly shows the quarters still present, with the 3rd bedroom as a fridge store and bedroom 2 as a separate kitchen, with the proposed plans showing it being used as a private function room.

Existing Plans (20220795 and 20230395)



Proposed Plans (20220795 and 20230395)



The most recent planning application, 20230395 show the existing and proposed floor plans the same as 20220795 above.

There do not appear to be any conditions restricting the occupation of the Stewards' quarters.

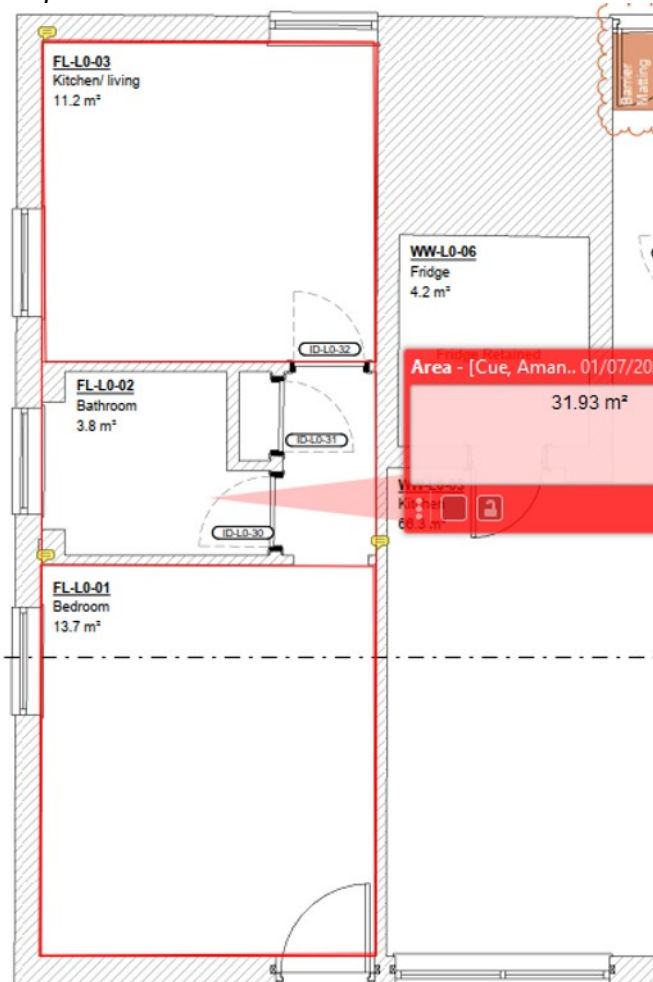
Internal Layout

This application sees to determine if the existing flat meets current regulations for private renting.

The submitted plans show the layout as being a one bedroom 2 person flat/studio, comprising of a kitchen/living area and a separate bedroom and bathroom.

The Nationally Described Space Standards (2015) require 1 bedroom 2 person flat require a gross internal floor area of 50sqm. The submitted plans show a total floor area of 32sqm and therefore this would fall short of the minimum. However, the flat could be considered as a studio, whilst the Space Standards do not include studios within their document, the Gravesham Residential Layout Guidelines (2020) stipulates that a bedsit should have a floor area of 30sqm. Therefore in terms of the proposed flat, it would let it self itself as a self-contained bedsit and not a one-bedroom flat.

Proposed Plan



The bedroom has an area of 13.7m² and this would exceed the minimum space standard for a double bedroom. Whilst there is no space standard for a kitchen/living area, there is a minimum size of 12m² for a kitchen/diner and 18m for a lounge/diner. The floor plans show a kitchen/living area of 11.2m². Whilst this does fall slightly short, the overall floor area for a bedsit is exceeded and all rooms have access to a good level of natural light and outlook.

With regard to licensing and housing in relation to the private rental of the flat, it will be necessary to apply for the necessary permissions directly as this would fall outside of the Planning Department.

Conclusion

The existing flat, known as The Flat, Mid Kent Golf Course, would accord with the internal space standards for a bedsit. The habitable rooms would have good access to natural light and ventilation. Therefore in terms of occupier amenity, the property would be considered suitable for future occupiers.

There are no planning conditions imposed on previous permissions for the Golf Course or The Flat, restricting private renting.

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	1st July 2026	Dated:	1st July 2026