

Planning, Design & Access Statement

1 Wilfred Street, Gravesend, Kent, DA12 2HA

Existing Certificate Lawfulness Application

Town and country planning Act 1990 as amended by the Planning and Compensation Act 1991 ("the 1991 Act")

Retention of front door and two rear windows

Introduction

This proposal seeks retrospective approval for a Certificate of Lawfulness pertaining to the existing front door and the installation of two rear windows at the property. The works in question were completed on **7th December 2015**, and as such, fall under the **4-year rule** for retrospective planning applications. This rule establishes that if a development has been completed for more than 4 years without enforcement action being taken, it is considered lawful.

Since the development was completed before **24th April 2024**, it qualifies for consideration under this 4-year rule.

The property is located within the **King Street Conservation Area** and is subject to an **Article 4 Direction**, which imposes restrictions on certain types of development without planning permission in order to protect the area's historic character.

Please find attached the supporting documents related to this proposal.

Supporting Documents:

Item 1:

Email Correspondence

An email sent to the applicant on **24th September 2024** confirms that the Council was aware of the development as early as **2019**. The Council acknowledged this awareness, and no enforcement action was taken.

Item 2:

Front Door Installation Documents

Documentation provided by **Safe Style UK**, confirming the installation of the front door dated **13th October 2015**.

Item 3:

Rear Windows Installation Documents

Documentation regarding the installation of **white UPVC windows** at the rear of the property, dated **13th October 2015**. This document also includes cost details related to the installation of both the windows and the door.

Item 4:

Window Specifications

Technical specifications of the windows installed at the rear of the property, dated **14th October 2015**.

Item 5:

FENSA Certificate

FENSA certification confirming the installation of two windows and the front door at the property, **1 Wilfred Street, Gravesend, DA12 2HA**.

Item 6:

Photographic and Estate Agent Evidence

Evidence showing the front door has been in place for more than 4 years, including **Google Street View** imagery. Additionally, internal photos from an estate agent show that the original aluminium windows have been replaced with the current UPVC windows. A **Zoopla** link also provides further confirmation of the window replacements.

Item 7:

The applicant has submitted a witness statement via an **Affidavit**, signed under Oath in the presence of a solicitor. In this document, the applicant outlines the entire process of how the installations were carried out, detailing the involvement of various parties at each stage.

Item 8:

The document provides guarantee insurance for the **installation costs**, which amounted to £2,360 on 7th December 2015. Additionally, it includes insurance details for the front door and the two rear windows, with coverage for a total cost of £25,000.

Item 9A:

The photo demonstrates the current **UPVC windows installed** on the rear elevation, along with an additional window depicted in Photo 9B, which replaced the previous aluminium windows. Photo 9C illustrates the current door visible from the street scene. Photo 9D shows other properties, including No. 22, with similar doors installed, without any issues in the existing street scene. Furthermore, Photo 9E highlights neighbouring properties that also have UPVC windows currently in place.

Item 10

Front Door Survey document showing door specification black dated 14 October 2015.

Item 11

Additional document showing purchase contract with door detail.

Item 12

Architect scaled drawings showing the position of the windows and door.

Conclusion

Based on the evidence provided, the applicant has demonstrated, on the balance of probabilities, that the property at 1 Wilfred Street, Gravesend, Kent, DA12 2HA has continuously had a front door and UPVC installation at the rear of the property for a period exceeding four years from the material date. The local authority was also made aware of this during the 2019 enforcement encounter, where no action was taken.

In light of this, I respectfully request that the local planning authority issue a certificate of lawfulness under section 191(2) of the Town and Country Planning Act 1990 (as amended).