

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20240797
Location	41 Cobham Street Gravesend Kent DA11 0SA
Proposal:	Application for a Proposed Lawful Development Certificate for the conversion of the loft space to a habitable room with dormer to the rear, rooflights to the front and pitch to gable roof to side.
Applicant:	Mr Harminder Dhanda
Site Visit	N/A Desktop Assessment

Plans & Documents

Application form
 Site location plan
 Block plan (existing)
 Block plan (proposed)
 Heritage Statement
 Drawing no. 2317-003 rev 00 (existing first floor plan)
 Drawing no. 2317-002 rev 00 (existing ground floor plan)
 Drawing no. 2317-0013 rev 00 (proposed second floor plan)
 Drawing no. 2317-012 rev 00 (proposed first floor plan)
 Drawing no. 2317-011 rev 00 (proposed ground floor plan)
 Drawing no. 2317-010 rev 00 (proposed basement floor)
 Drawing no. 2317-001 rev 00 (existing basement plan)
 Drawing no. 2317-005 rev 00 (existing elevations)
 Drawing no. 2317-0015 rev 01 (proposed elevations)
 Drawing no. 2317.004 rev 01 (existing roof plan)

Property Type

The property comprises a three storey semi-detached dwelling location within a Conservation Area.

Material Consideration

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

Relevant Planning History

20000409	Reinstatement and refurbishment of traditional front boundaries to include plinth/base, piers, railings and gates.	Permitted	28.07.2000
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Officer Assessment*Permitted Developments Rights Restrictions*

Article 2 (3) Land (AONB, Conservation Area)	Y
Article 4	Y

Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

B.1	Development is not permitted by Class B if –	Y/N
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	N
(c)	Any part of the dwellinghouse would, as a result of the works, extend, beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	See below
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	N/A as the LDC fails to meet criteria B.1 (f) below
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	N
(f)	The dwellinghouse is on article 2 (3) land	Y
B.2	Development is permitted by Class B subject to the following conditions –	Y/N
(a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	
(b)	The enlargement must be constructed so that – (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side – extension	

	(aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and	
(c)	Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be – (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	

Class C - Any other alteration to the roof of a dwellinghouse.

Class C has been removed by the Article 4 Direction AR/99/4 and therefore no alterations can be made to the roof without first applying and gaining planning permission

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23rd October 2024	Dated:	23rd October 2024