



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr & Mrs

First name

James & Rebecca

Surname

Carslaw

Company Name

### Address

Address line 1

The Hollies White Post Lane

Address line 2

Cobham

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA13 9AX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## 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)

The erection / construction of a porch outside the front door of the dwellinghouse.  
Development Complies Schedule 2, Part 1, Class D of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

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

See separately uploaded statement:

Lawful Development Certificate Proposed Use - Statement  
The Hollies, White Post Lane, Sole St, Gravesend DA13 9AX

Property Type: The Hollies White Post Lane is a detached dwellinghouse.

Permitted Developments Rights Restrictions - Assessment  
Is the house subject to any of the below:

Article 2 (3) Land (AONB, Conservation Area) - No  
Article 4 Direction - No  
Permitted Development Rights Removed/Restricted - No

Class D - The erection or construction of a porch outside any external door of a dwellinghouse.  
D.1 Development is not permitted by Class D if:

- (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) – Not Applicable
- (b) The ground area (measured externally) of the structure would exceed 3 square metres – Not applicable, area does not exceed 2.95sqm
- (c) Any part of the structure would be more than 3 metres above ground level; or N – Not applicable, No higher than 3m from adjacent lowest ground level.
- (d) Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or – Not applicable.
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) – Not applicable.

Therefore our conclusion is that the development complies with Schedule 2, Part 1, Class D of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED.

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

EX 01 Existing Plans Ground Floor Plan  
EX 02 Existing Plans First Floor Plan  
EX 03 Existing Plans Roof Plan  
EX 04 Existing Elevations Front & Rear  
EX 05 Existing Elevations Side Elevations  
PD 01 Proposed Plans Permitted Development Porch  
PD 02 Proposed Roof Plans Permitted Dev. Porch  
PD 04 Proposed Elevations Porch & Proposed Front Context Elev.  
PD 05 Proposed Context Elevations Permitted Dev. Porch Side  
PD 1250 Location Plan Existing / Proposed Block Plan  
1093 LDC Statement 06 08 2026

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

C3 - Dwellinghouses

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent  
☐ Temporary

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

See separately uploaded statement:

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## 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

Thomas Bucknall

Date

06/08/2026