

Delegated Report

Application No: 20251302

Location: The Lion PH, Luddesdown Road, Luddesdown, Gravesend DA13 0XE

Description: Application for the approval of condition 3 (Material) attached to planning reference number 20250053.

Applicant: Mr Steve Chappell

Submitted Documents/Plans

Application form
Covering letter
External Materials Schedule
Drawing no. 25.36.PL09 (proposed elevations)
Drawing no. 25.36.PL08 (proposed elevations)
Drawing no. 25.36.PL07 (proposed roof plan)

Relevant Planning History

20251301	Application for a non-material amendment to planning permission reference number 20250053 to allow addition of an oak framed entrance porch; amendments to window and door openings; modification to the dimensions of the western toilet block extension; removal of existing external cupboard; minor roof alterations, including changing the restaurant roof to a symmetrical pitch and removal of roof lights; relocation of the outdoor stairs; and change of materials.	Approval of Non-Material Amendment	22.01.2026
20250920	Application for a non-material amendment to planning permission reference number 20250053 to allow minor changes to the internal arrangement of the car park to the pub to that approved, including the loss of two car parking spaces	Approval of Non-Material Amendment	08.10.2025

introduce a repurposed red phone box for use as a 'community library' and add the 'Proposed Parking Layout Plan' Ref: DHA/35449/11 to the list of approved plans listed in Condition 2 of the planning permission.

20250053	Erection of a rear and side extension and refurbishment of the Golden Lion pub including landscaping, parking and associated works.	Approved	31.03.2025
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Consultations, Publicity and Representations

As this application is for the discharge of conditions, no public consultations have been undertaken.

Analysis

Condition 3 of 20250053 states:

3. *No development shall commence above ground until details and/or samples of the facing materials including bricks, tiles, rainwater goods, windows and doors, to be used in the construction of the external surfaces of the extensions hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.*

Reason: To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Core Strategy 2014.

The materials are:

- Kingspan Quadcore KS100RW roof covering XL Forte colour merlin grey, leather grain embossed finish roof to the rear
- Photovoltaic roof cells
- Horizontal black feather edge/shiplap cladding
- K Rend silicone render Pantone colour 1296-HBW-45
- Slate roof tiles to match existing
- Flat roof, oak frames porch
- Flint boundary walls with brick coins
- Timber fence and gate
- Oak beam lintel
- Solid wood door
- Black/grey aluminium glazing frames

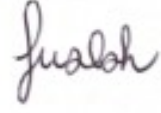
The materials are acceptable and this condition can be discharged.

Recommendation:

Discharge condition 3 of 20250053.

See draft Decision



Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 27 January 2026	Dated: 29 January 2026