

Dickens' Country Protection Society



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16th October 2025

Dear Mr Bonthron

Re Tudor Cottage, Nash Street, Meopham, Gravesend Kent DA13 9AA
Change of use of land to equestrian, with the erection of a stable block.
Planning Application **GR/2025/0943**

Thank you for your letter of 26th September concerning the above. Further to the Society's letter of 11th October, the Society notes the site is in an area within which Green Belt policies apply. The Society further notes that Tudor Cottage is a Grade II listed building. The supporting statement makes reference to an existing stable but does not give its location. The Society notes the existing stable is visible on Google Earth and is to the north of the application site.

Considering the application, the Society does not see a need to change the land use. The holding (within the blue line) excluding the previously defined residential curtilage is assumed to be grazing. The siting and design of the proposed Stable appears reasonable although three stables (e.g. for three horses) appear to be quite a lot for the size of the holding. As proposed, the access is reasonable and should not impact on the listed building. In the circumstances, the Society would suggest conditions are imposed to control any residential use, since the site is in the Green Belt and that permitted development rights are withdrawn since any changes could impact the setting of the listed building.

It is noted application drawings indicate car parking in front of the cottage which is not apparent on Google maps which implies engineering works and in the Society's view parking vehicles in this location would impact adversely on the setting of the listed building.

Since your letter was received, the Society has become aware of another planning application concerning Tudor Cottage, namely **GR/2025/0944** - for the Conversion of an outbuilding to form an