

Delegated Report

Application No: 20250788

Location: Golden Lion, Luddesdown Road, Luddesdown, Gravesend DA13 0XE

Description: Application for the approval of condition 4 (Hard Landscaping), condition 7A (Archaeological Watching Brief) and condition 13 (Construction Environment Management Plan) attached to planning reference number 20250053.

Applicant: Vineyard Farms Ltd

Submitted Documents/Plans

Application form
Covering letter
Construction Environmental Management Plan by DHA
Written Scheme of Investigation (WSI) for an Archaeological Watching Brief at The Golden Lion, Luddesdown
Drawing no. DHA/35449/10 (hard landscaping plan)

Relevant Planning History

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

Consultations, Publicity and Representations

KCC Archaeologist

I would be happy for the document to be formally approved and for Part (A) of Condition 7 to be discharged.

KCC Biodiversity Officer

No comments to make as the CEMP does not include ecology.

GBC Environmental Protection

The submitted CEMP is acceptable. There is no objection to this condition being discharged.

Analysis

Condition 4 of 20250053 states:

No development shall take place until a scheme of hard landscaping for the site frontage (i.e. the carpark), to include details of a permeable surface, parking layout to show spaces of at least 5m x 2.5m and any retaining structures or other means of enclosure, has been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping scheme shall thereafter be carried out in full prior to the bringing into use of the extensions herein approved.

Reason: In order to ensure a satisfactory standard of development upon completion, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The applicants have submitted plan no. DHA/35449/10 in support of discharging this condition. The plan shows spaces of 5m x 2.5m. The plan also shows granite setts to the entrance and to the disabled bays and a gravel grid system for the remainder of the car park. The walkways/paths are to be finished in grey stone/porcelain slabs. Decking is shown to the rear which is not covered by this condition as condition 4 only relates to the frontage/carpark. The details are acceptable and this condition can be discharged.

Condition 7 of 20250053 states:

A) Prior to any development works the applicant (or their agents or successors in title) shall secure an archaeological watching brief so that excavations and other development groundworks are observed and heritage assets with archaeological interest are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Specification which has been submitted to, and approved in writing, by the Local Planning Authority.

B) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.

C) Within 6 months of the completion of the watching brief a Report shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with local and national planning policy.

The submitted information is sufficient to discharge part A of this condition.

Condition 13 of 20250053 states:

No development shall commence until a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following:

- (a) Routing of construction and delivery vehicles to / from site.*
- (b) Parking and turning areas for construction and delivery vehicles and site personnel, which may require supporting vehicle tracking/swept paths.*
- (c) Timing of deliveries, avoiding network and school peaks where possible.*
- d) Provision of wheel washing facilities.*
- e) Measures to prevent the discharge of surface water onto the highway.*
- (f) Temporary traffic management / signage.*

Reason: To safeguard conditions of amenity in accordance with Policy CS19 of the Gravesham Core Strategy 2014.

The submitted Construction Environment Management Plan is acceptable and this condition can be discharged.

Recommendation:

Discharge conditions 4, 7A and 13 of 20250053.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 29 September 2025	Dated: 29 th September 2025