

Delegated Report

Application No: 20260267

Location: The Lion PH, Luddesdown Road, Luddesdown, Gravesend

Description: Application for a non-material amendment to the original planning permission reference number 20250053 to allow re-designed/reconfigured concrete ramped access to the Cellar Door Shop and realignment of the existing gabion wall, installation of a new brick / flint wall to meet the realigned gabion wall and the installation of oak arched access gate to the pub garden from the car park; installation of a secondary low level picket style gate and fence to the pub garden; installation of new planter next to new main access gates; installation of new planter adjacent to stepped access to the pub garden; and installation of a set of semi-circle steps up to the Cellar Door shop together with changes approved under reference 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) and changes approved under reference 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 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).

Applicant: Mr Steve Chappell

Proposal

Application for a non-material amendment to the original planning permission reference number 20250053 to allow re-designed/reconfigured concrete ramped access to the Cellar Door Shop and realignment of the existing gabion wall, installation of a new brick / flint wall to meet the realigned gabion wall and the installation of oak arched access gate to the pub garden from the car park; installation of a secondary low level picket style gate and fence to the pub garden; installation of new planter next to new main access gates; installation of new planter adjacent to stepped access to the pub garden; and installation of a set of semi-circle steps up to the Cellar Door shop together with changes approved under reference 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) and changes approved under reference 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 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).

The application consists of the following:

Application form
Supporting Statement
Drawing no. 25.36.PL52 (proposed site sections)
Drawing no. 25.36.PL04 (proposed site 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 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.	Approval of Non-Material Amendment	08.10.2025
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

Development plan

As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

Consultations

As this is an application for a non-material amendment there is no requirement to consult.

Analysis

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

The original planning application 20250053 was approved subject to condition 2 below:

The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans and details, unless alternative details are approved pursuant to the conditions imposed on this decision notice:

Application form

*Ecological Assessment and Biodiversity Net Gain Plan by JW Biodiversity Management
BNG Metric*

Landscape and Visual Appraisal by Briarwood Landscape Architecture

Design and Access Statement and Heritage Impact Assessment by Clague Architects

Bat Emergence Survey by Eco assistance ecologists Ltd

Transport Statement by DHA

Noise Assessment by Lustre Consulting

Planning Statement by DHA

Drawing no. 30694D - CLA - ESLP - 00 - PD - A - 0001 rev P02 (site location plan)

Drawing no. 30694D - CLA - EXSL - 00 - PD - A - 0001 rev P02 (existing block plan)

Drawing no. 30694D - CLA - PRSL - 00 - PD - A - 0001 rev P02 (proposed block plan)

Drawing no. 30694D - CLA - EX - ZZ - ED - A - 001 rev P02 (existing northwest and southeast elevations)

Drawing no. 30694D - CLA - EX - ZZ - ED - A - 0002 rev P02 (existing southwest and northeast elevations)

Drawing no. 30694D - CLA - EXDM - ZZ - ED - A - 001 rev P02 (existing northwest and southeast elevations - demolitions)

Drawing no. 30694D - CLA - EXDM - ZZ - ED - A - 002 rev P02 (existing southwest and northeast elevations - demolitions)

no. 30694D - CLA - PR - ZZ - ED - A - 0002 rev P01 (proposed southwest and northeast elevations)

Drawing no. 30694D - CLA - PR - 01 - PD - A - 001 rev P01 (proposed first floor plan)

Drawing no. 30694D - CLA - EX - GF - PD - A - 0001 rev P01 (existing ground floor plan)

Drawing no. 30694D - CLA - PRSP - 00 - PD - A - 0001 rev P1 (proposed site plan – ground floor)

Drawing no. 30694D - CLA - PRCP - 00 - PD - A - 0001 rev P01 (proposed site plan – car park layout)

Drawing no. 30694D - CLA - EXDM - 00 - PD - A - 0001 rev P1 (existing site plan – demolition)

Drawing no. 30694D - CLA - EXSP - 00 - PD - A - 0001 rev P01 (existing site plan)

Drawing no. 30694D - CLA - EX - 01 - PD - A - 0001 rev P01 (existing first floor plan)

Drawing no. 30694D - CLA - PR - RF - PD - A - 0001 rev P01 (proposed roof plan)

Drawing no. 30694D - CLA - PR - ZZ - ED - A - 0001 rev P01 (proposed northwest and

southeast elevations)

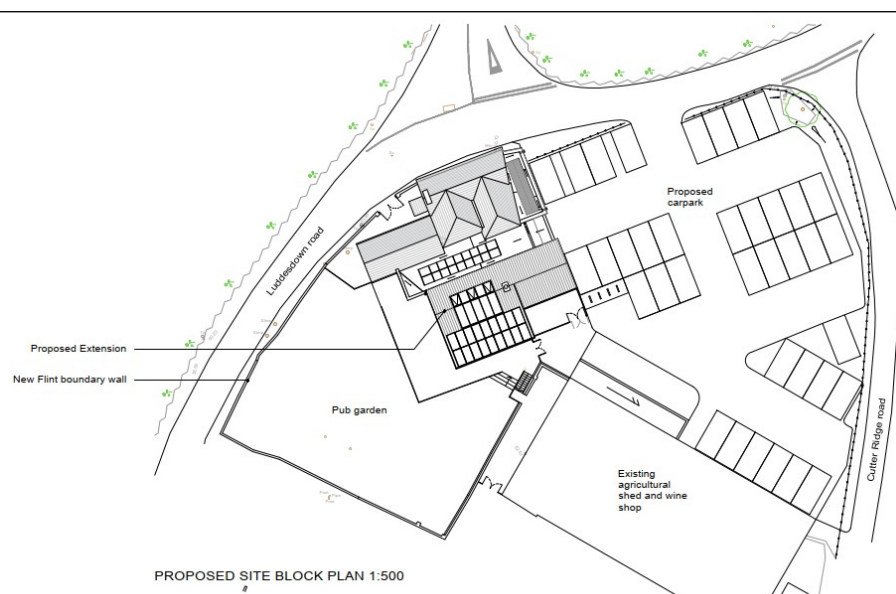
Drawing no. 30694D - CLA - EX - RF - PD - A - 0001 rev P01 (existing roof plan)

Drawing no. 30694D - CLA - PR - GF - PD - A - 0001 rev P01 (proposed ground floor plan)

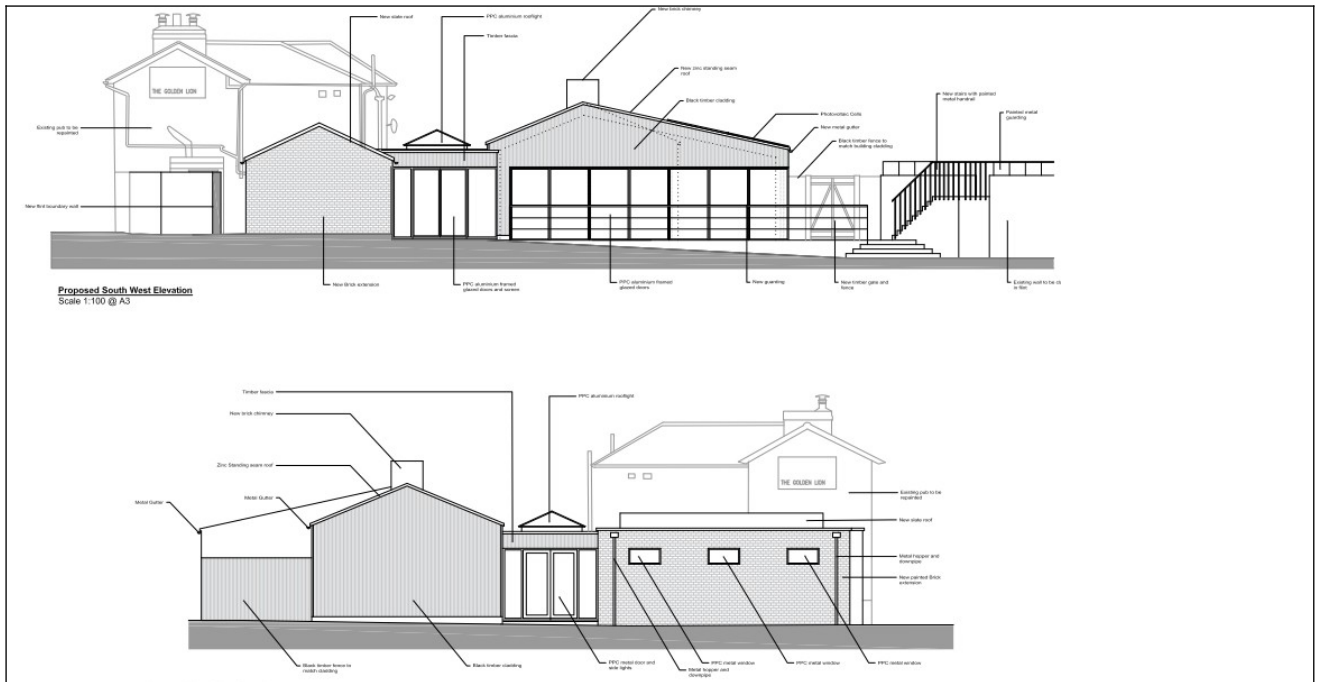
Reason: For the avoidance of any doubt and in the interest of proper planning.

The applicants wish to supersede drawing no. 30694D-CLA-PRSL-00-PD-A-0001 rev P02 (proposed site block plan), 30694D-CLA-PRCP-00-PD-A-0001 rev P01 (proposed site plan car park layout), 30694D-CLA-PR-ZZ-ED-A-0002 rev P01 (proposed south west and north east elevations), 30694D-CLA-PR-ZZ-ED-A-0001 rev P01 (proposed north west and south east elevations) from the original consent 20250053 which are shown below:

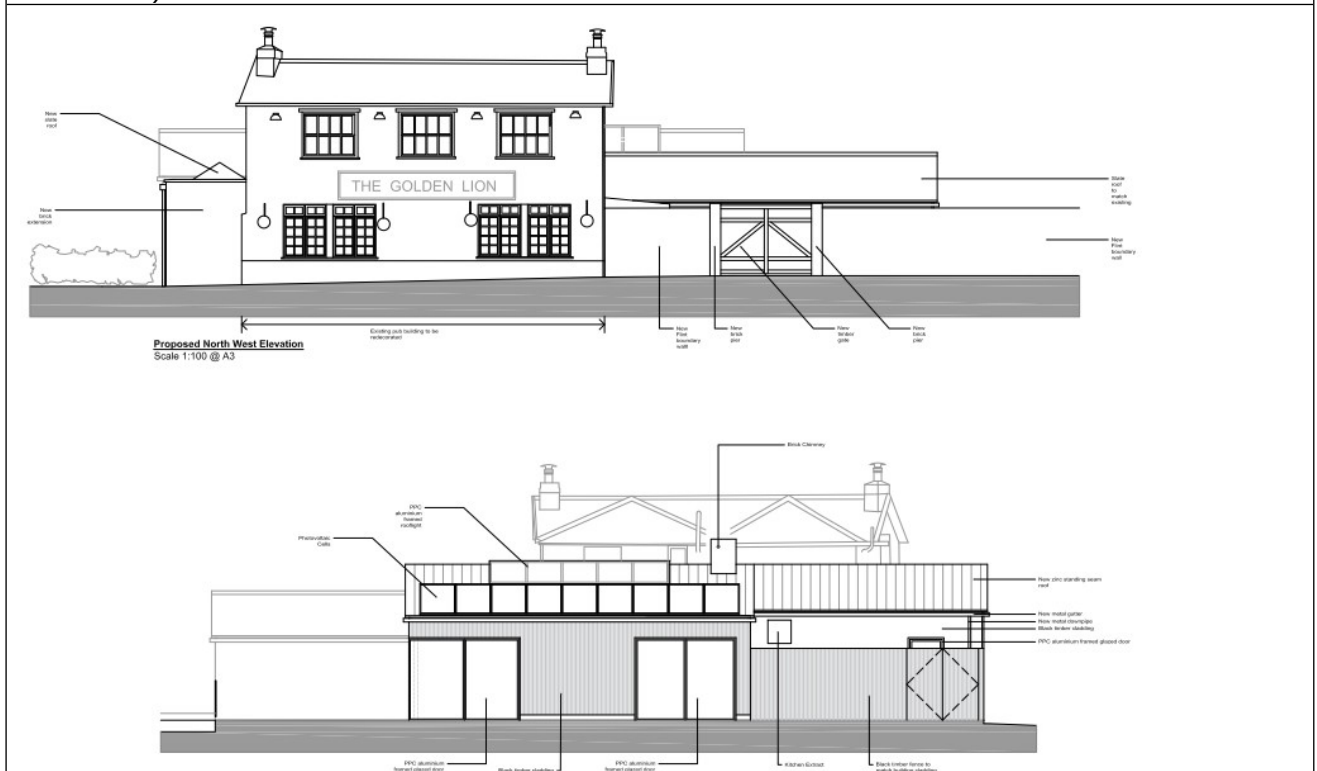
Drawing no. 30694D-CLA-PRSL-00-PD-A-0001 rev P02 (proposed site block plan):



Drawing no. 30694D-CLA-PR-ZZ-ED-A-0002 rev P01 (proposed south west and north east elevations)

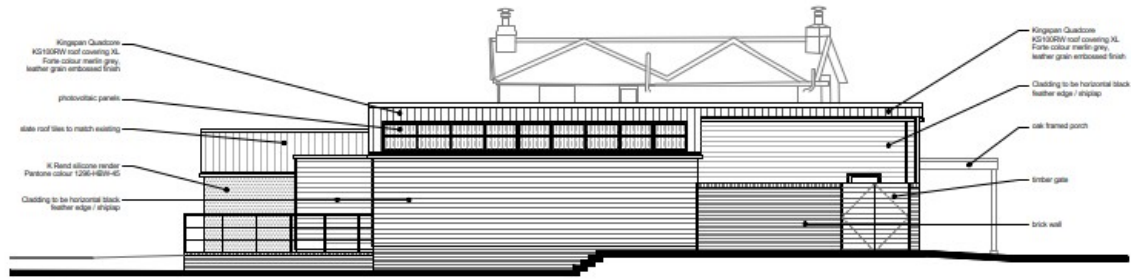


Drawing no. 30694D-CLA-PR-ZZ-ED-A-0001 rev P01 (proposed north west and south east elevations)

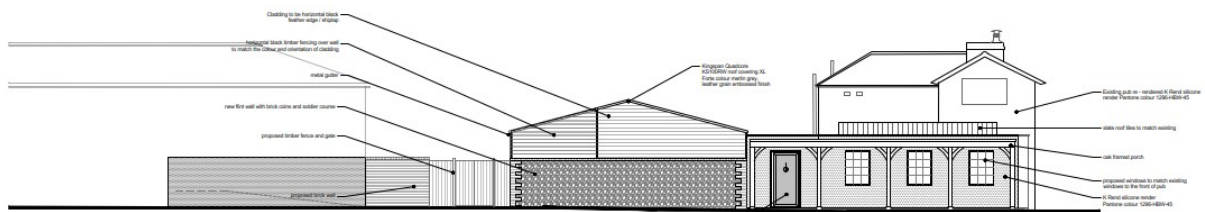


And replace them with:

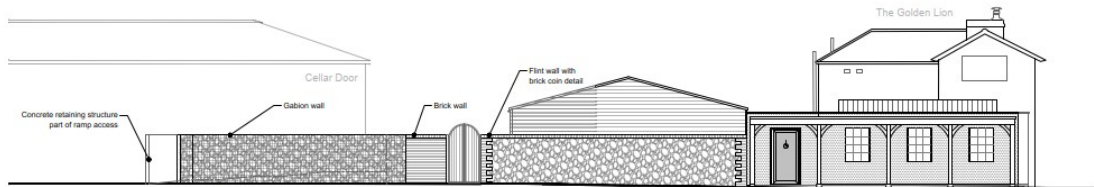
Drawing no. 25.36.PL52:



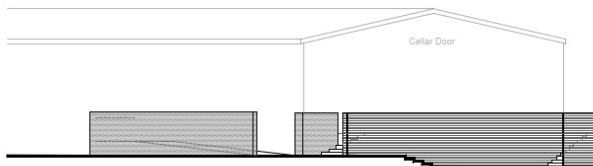
SOUTH ELEVATION - AS APPROVED UNDER ORIGINAL CONSENT (REF:20250053)



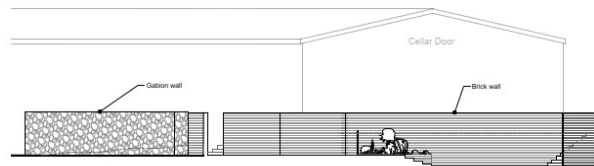
EAST ELEVATION - AS APPROVED UNDER NMA (NON MATERIAL AMENDMENT) APPLICATION (REF:20251301)



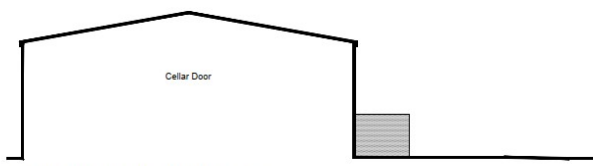
PROPOSED EAST ELEVATION (SECTION B-B)



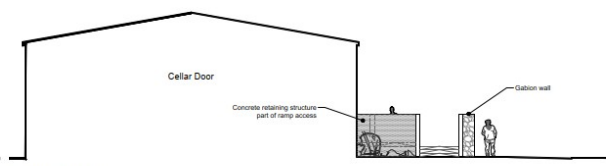
SECTION C-C - AS APPROVED UNDER ORIGINAL CONSENT (REF:20250053)



PROPOSED (SECTION C-C)



SECTION A-A - AS APPROVED UNDER ORIGINAL CONSENT (REF:20250053)



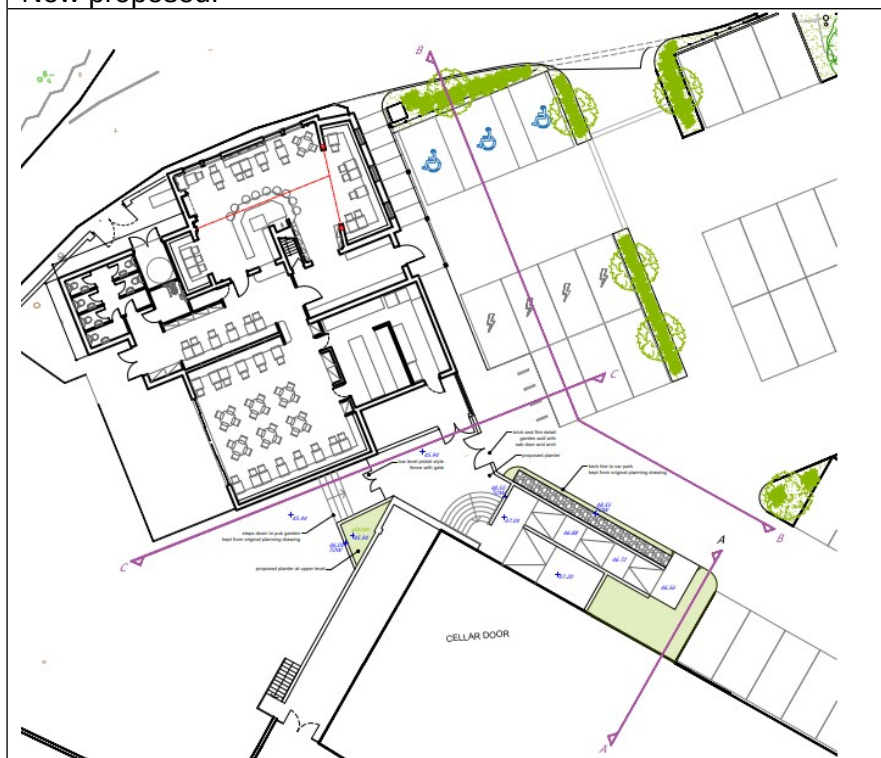
PROPOSED (SECTION A-A)

The block plan approved under reference 20250920 is shown below and is partially replaced although the parking spaces and phone box remain as approved:

20250920:



Now proposed:



The changes to the carpark including the loss of two spaces, and the introduction of a red phone box for use as a community library have already been approved under reference 20250920 and have been included on the plans for completeness.

The changes that included the 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 were approved under reference 20251301 and have also been included on the plans for

completeness.

The additional changes subject to this application are a re-designed/reconfigured concrete ramped access to the Cellar Door Shop and realignment of the existing gabion wall, installation of a new brick / flint wall to meet the realigned gabion wall and the installation of oak arched access gate to the pub garden from the car park; installation of a secondary low level picket style gate and fence to the pub garden; installation of new planter next to new main access gates; installation of new planter adjacent to stepped access to the pub garden; and installation of a set of semi-circle steps up to the Cellar Door shop.

The proposed changes to the walls are not significant when compared to what has been granted permission. The access remains the same, just slightly altered. Condition 6 of 20250053 requires full details of boundary treatment to be submitted prior to the bringing into use of the development. This condition is yet to be discharged but should be submitted in accordance with the details set out in this NMA application for consistency.

The oak arched access gate to the pub garden will complement the oak frame that was proposed and approved under reference 20251301 and therefore no objection is raised to this. As above, this should be included in the application to discharge condition 6 of 20250053.

The proposed low level picket style gate and fence will be located within the site and therefore will not be visible from the street. No objection is raised to this.

No objection is raised to the two new planters which will enhance the appearance of the site. The soft landscaping condition (condition 5 of 20250053) has yet to be discharged and should include details of the planting proposed in these planters.

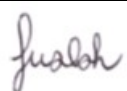
The semi-circle steps are located within the site and therefore will not be readily visible from outside the site. The permitted layout showed just a ramp but this layout shows the semi-circle steps and a ramp. This proposed alteration is not considered a material change to the approved plans and no objection is raised to this.

The proposed changes are considered non-material and therefore the application can be supported.

Recommendation:

Approval of non-material amendment

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	22 April 2026	Dated:	22 April 2026