



Katherine Parkin
Planning Department
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Our ref: TS/36396

26 March 2026

Dear Katherine,

FULL PLANNING APPLICATION FOR THE RESUBMISSION OF THE PROPOSED ERECTION OF A TEMPORARY 'POP-UP PUB' UNDER PLANNING APPLICATION 20251012 IN THE FORM OF A SHIPPING CONTAINER AND MARQUEE, TO EXTEND THE OPERATION FOR A PERIOD OF 2 MONTHS (UNTIL 13TH SEPTEMBER 2026) DURING THE LION PUB REFURBISHMENT.

SITE ADDRESS: BROOKERS FARM LUDESDOWN ROAD LUDESDOWN GRAVESEND KENT DA13 OXE

This covering letter has been prepared on behalf of our client Vineyard Farms Ltd with regards to the above full planning application to extend the operating period for the temporary 'pop-up' pub at Brookers Farm.

As you will recall from application 20251012, the 'pop-up' pub was sought to enable the continued operation of The Lion during refurbishment, maintaining a valued rural pub that serves the local community. This helps secure the long-term viability and prosperity of the existing rural pub as a community asset, mitigate income loss during the refurbishment and keeping the staff who work in the pub employed during this period.

Condition 1 of application 20251012 has been formally discharged with the applicant notifying GBC of the start date for the operating period for the 'pop-up' pub was the 13th January 2026. The temporary permission was granted for a period of 6 months with an expiry date of 13th July 2026. However, the programmed works for the refurbishment of the pub are not due to be completed until 13th September 2026.

Therefore, the applicant seeks to extend the time limit on the temporary permission due to the wording of the description of development on the decision notice for 20251012 siting temporary permission *"for or a period of 6 months"*.

Given the wording of the description of development on the decision notice of application 20251012 the applicant cannot amend the description of development via a Non-Material Amendment application or a S73 application to extend the time period for the consent, hence the resubmitted full planning application.

Kent Gatwick London Leeds

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The resubmission documents remain exactly the documents submitted for planning application 20251012 except the applicant wish for a time extension for the operation of the pop-up pub to 19th September 2026 (it currently expires 19th Julye 2026).

I can confirm that the applicant has paid the £1,261 application fee (including the planning portal admin fee) via the Planning Portal.

I trust you have sufficient information to validate the application, and I look forward to receiving an acknowledgement of its receipt. If, however, you require additional information, please let me know.

Yours sincerely,



Seth Tyler MRTPI
Senior Planner

Email: seth.tyler@dhaplanning.co.uk