



Delegated Report

Householder Planning Application

Planning Application No:	20260714
Location:	Boughurst Farm Leywood Road Meopham Gravesend
Description:	Installation of a new LPG tank, driveway resurfacing and hard landscaping
Applicant:	Mr & Mr Ohlson & Till
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Drawing no. 27680_EX_01 Rev. A (Existing Site Location Plan)
Drawing no. 27680_PL_10 Rev. A (Proposed Site Plan)
Drawing no. 27680_EX_10 Rev. A (Existing Site Plan)
Design and Access Statement
Above Ground Tank Installation Guide
Type 258 2000 Litre Capacity Storage Vessel Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20260635	Application for full approval of conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, and 13 and partial approval of condition 5 attached to planning permission reference number 20251250 relating to a method statement for the protection of historic fabric during construction works (3), a programme of historic building recording (4), details and samples of all external materials (5), a window schedule (6), detailed drawings at a scale of 1:10, with half or full size sections (7), details including method of support, extent of fabric removal, making good of retained fabric (8), details of all new internal joinery, partitions, and fireplaces (9), details of the roof construction and junctions (10), no external vents, flues, extracts, grilles, or terminals (11), full details of all rainwater goods (12) and external pipework, meter boxes, service runs, or plant (including boiler flues, extract ducts, or air source equipment) (13).	Approval of details	30.07.2026
20260549	Application for approval of condition 3a, 5, and 6 attached to planning permission reference number 20251249 relating to a programme of archaeological work comprising of an archaeological watching brief, a lighting plan and hard landscaping works.	Approval of details	21.07.2026

20251250	Application for Listed Building Consent for the demolition of porch and erection of a two storey rear extension plus internal alterations to include structural alterations to link the new extension, internal reordering to the ground and first floor, new and replacement windows and associated hard landscaping.	Permitted	26.03.2026
20251249	Demolition of porch and erection of a two storey rear extension plus internal alterations to include structural alterations to link the new extension, internal reordering to the ground and first floor, new and replacement windows and associated hard landscaping.	Permitted	26.03.2026
20240280	Application for approval of condition 3 attached to planning permission reference number 20231000 relating to an ecological enhancement plan being submitted.	Approval of details	06.06.2024
20231000	Demolition of existing workshop and storage building and construction of a new car port, workshop and storage building with associated turning and visitor parking area.	Permitted	28.11.2023
20230393	Demolition of existing workshop and storage building and construction of a new car port, workshop and storage building with associated landscaping, turning and visitor parking areas.	Refused	13.06.2023
20210920	Application for Listed Building Consent for conversion of existing outbuilding to two bedroom all year round holiday let.	Withdrawn	22.02.2022
20210919	Conversion existing outbuilding to two bedroom all year round holiday let.	Withdrawn	22.02.2022
20171004	Application for the approval of condition 2 attached to planning permission reference no. 20170711 relating to details of the extractor fan.	Approval	18.01.2018
20170711	Application for Listed Building Consent for the retention of the en-suite shower room and cupboard in the fourth bedroom at first floor level.	Permission	24.08.2017
20120667	Application for Listed Building Consent for the installation of secondary glazing to all windows at first and second floor levels.	Permission	19.09.2012
19980461	The installation of a Yorkstar 24 oil fired condensing boiler in lobby leading to ground floor toilet, with a rear exit external flue.	Permission	25.09.1998
19860199	Use of land as residential garden and erection of 2.75 metre high perimeter fence to tennis court	Permission	27.06.1986

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- C13 – Extensions to Dwellings in the Countryside
- TC2 – Policy for Listed Buildings
- T1 – Impact of Development on Highway Network
- P3 – Vehicle Parking Standards

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Such reviews are also a legal requirement

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2026), the Council will also seek to replace these.

Emerging Local Plan as a Material Consideration

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Planning and Compulsory Purchase Act 2004) and section 70(2) of the Town and Country Planning Act 1990 (Town and Country Planning Act 1990) make it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise.

Decision Making Policy DM4 of the Framework sets out that when considering development proposals, relevant policies may be given weight, however, this is subject to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement, the Court found that the weight to be given to an emerging Local Plan was a matter of planning judgement, which had to be reached having fully considered the relevant part of the Framework, which from 17 August 2026 Decision Making Policy DM4 of the Framework.

The Council's emerging Local Plan has reached the Regulation 19 Consultation stage, with the consultation having ended on 18 August 2026. The emerging Local Plan does not form part of the Development Plan. The Council is aware that third parties have raised objections to the wider emerging Local Plan and specific policies within it. Therefore, at present the Council cannot categorically state that the emerging Local Plan can be considered sound and consistent with the National Planning Policy Framework (2024) [as an emerging Local Plan being brought forward under the legacy system, it would be examined under the 2024 Framework]. Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan.**

This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

National Planning Policy Framework (2026)

- Section 3 – Decision-making policies
- Section 4 – Achieving sustainable development
- Section 5 – Meeting the challenge of climate change
- Section 12 – Making effective use of land
- Section 13 – Protecting Green Belt Land
- Section 14 – Achieving well-designed places
- Section 15 – Promoting sustainable transport
- Section 17 – Pollution, public protection and security
- Section 19 – Conserving and enhancing the natural environment
- Section 20 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan 2021-2026
- Landscape Character Assessment Update 2020
- Conservation Areas Maintenance / Replacement Windows and Doors Guidance SPD (2020)
- Listed Buildings – A Guide for Owners and Occupiers – Informal Guidance (2020)

Section 16(2) and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) require special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent or planning permission respectively

Consultations, Publicity and Representations

External Consultees

Dickens' Country Protection Society

Concerning the above application, the Society would comment that the tank should be sited some distance from the Listed Building.

Kent Downs National Landscape Unit

On 22 November 2023, all designated Areas of Outstanding Beauty (AONBs) in England and Wales were renamed 'National Landscapes' (NLs). Accordingly, the Kent Downs AONB is now the Kent Downs National Landscape. Its legal designation and policy status remain the same.

Also of note is the changes introduced through the Levelling-Up and Regeneration Act 2023, which came into force on 26/December 2023. The Act amends the Countryside and Rights of Way Act, which is the primary legislation relating to AONBs and replaces the previous Duty of Regard to AONBs set out at S85 with a new, strengthened requirement that:

'In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding

natural beauty in England, a relevant authority other than a devolved Welsh authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'. (Part 12 - Miscellaneous; Section 245. Protected Landscapes; paras (5) - (10).

This places a much stronger duty on relevant authorities, which includes local authorities, to ensure that their actions and decisions seek to conserve and enhance AONBs, marking a significant change to the legal context of AONB policy.

The Kent Downs National Landscape team has seen a recent uplift in the number of consultations on planning applications. In accordance with the agreed Kent Downs Planning Protocol, which sets out that the Kent Downs Landscape team will only have a limited land use planning role and will prioritise its involvement in planning to planning policy matters, we will not normally provide bespoke comments on more minor applications such as this. This does not imply support for, or objection to, the proposal. If our input would be particularly valued in this instance, please get in touch and we endeavour to provide informal advice where our current planning capacity allows.

In determining the application, the local planning authority has a new statutory duty, as set out above, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape. Further advice on the new duty is provided in Appendix 2 of this letter. The Kent Downs National Landscape team recommends that to help fulfil the new statutory duty, the Local Planning Authority should ensure that the decision is consistent with relevant national and local planning policy and takes into account the aims, objectives and principles set out in the Kent Downs AONB Management Plan and its associated guidance documents. Further details of these are provided in Appendix 1.

Internal Consultees

GBC Conservation Officer

Comments below on the heritage impact of the LPG tank/driveway/hard landscaping proposals at Boughurst Farm (Grade II, List Entry 1350233).

Significance:

- C15th hall-house core – crown-post roof, cross beam with carpenter's marks, inglenook stack
- Group value with former farmstead buildings (mostly lost/altered since 1867–1936 OS maps)
- Setting: isolated rural farmstead, informal working character contributes to significance

LPG tank:

- Relocating from north of outbuildings to a discreet rear courtyard is an improvement – away from principal elevations, and addresses the DCPS point re: distance from the listed building
- Like-for-like replacement of an existing fuel tank – low-key, functional, reversible
- Not confirmed: tank colour/finish (recommend recessive matt/dark green, not standard gloss cream/green)
- Not confirmed: screening (planting or fencing)
- Not confirmed: route of new buried feed pipe – need assurance it avoids historic fabric (no chasing through flint/brick walls or footings)

Driveway/hard landscaping:

- Replacing tarmac/concrete with resin-bound gravel is a positive change to setting
- Ties in sensibly with materials already progressed under the pending discharge of conditions app (2026/0549)
- Recommend condition for sample panel/aggregate spec – avoid an overly uniform, "suburban" finish
- Recommend soft/informal edges (no hard kerb upstands) to keep the rural farmyard character
- Confirm resurfacing avoids archaeologically sensitive areas (watching brief condition under 2025/1249)

Conclusion:

No objection in principle – the works are minor, largely reversible and sympathetically sited, and I don't consider they would harm the significance of the listed building or its setting, subject to conditions.

Recommended conditions:

1. Details/sample of LPG tank colour, finish and screening prior to installation
2. Written confirmation of the LPG pipe route/point of entry, demonstrating no impact on historic fabric
3. Sample panel and full specification (aggregate, colour, edge detail) of the resin-bound gravel prior to commencement

GBC Environmental Protection

There is no objection to this application.

LPG storage tanks on a farm would be enforced by the HSE not the LA.

Neighbouring properties

The application has been advertised by individual neighbour letters to 3 properties, on site and in the press. The overall consultation period expired on 21 August 2026.

No representations have been received from neighbouring properties.

KCC Biodiversity, Luddesdown Parish Council and the Local Ward Councillors were also consulted and no responses were received.

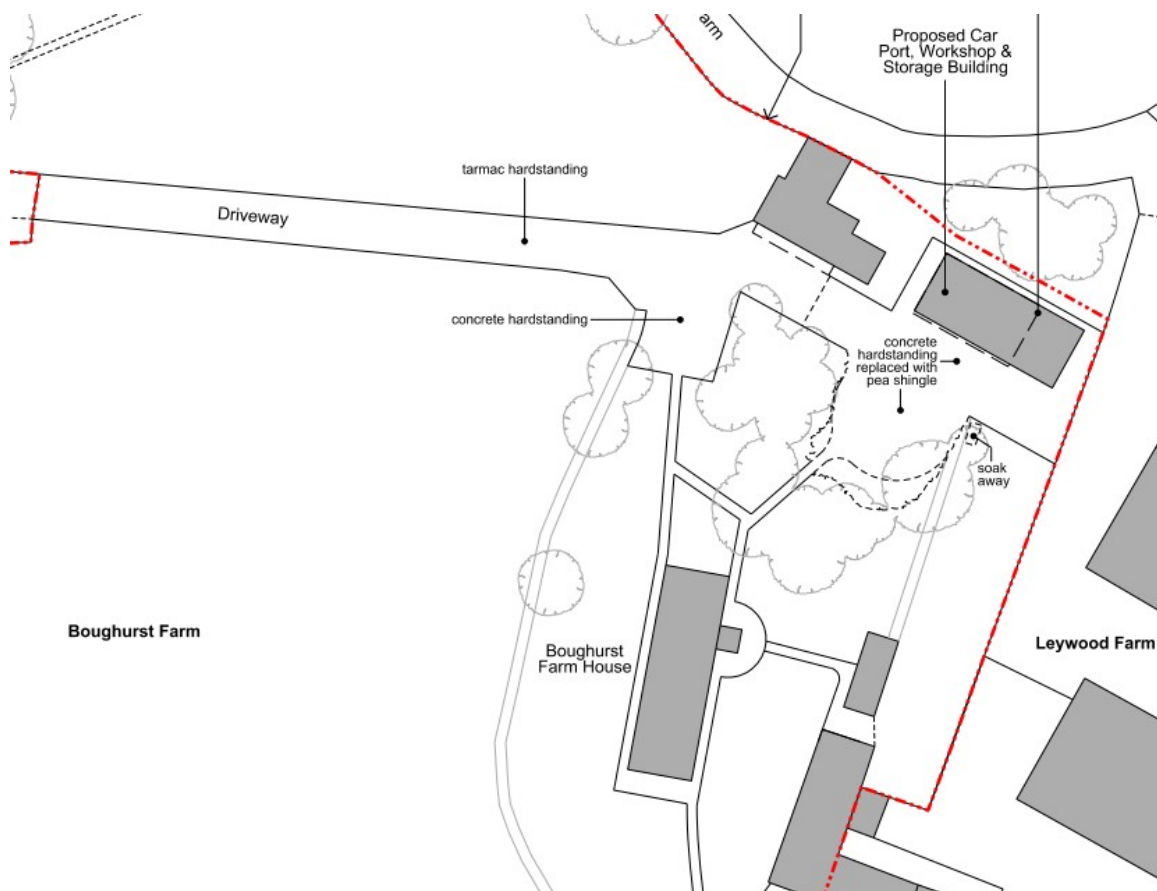
Officer's Analysis

Proposal

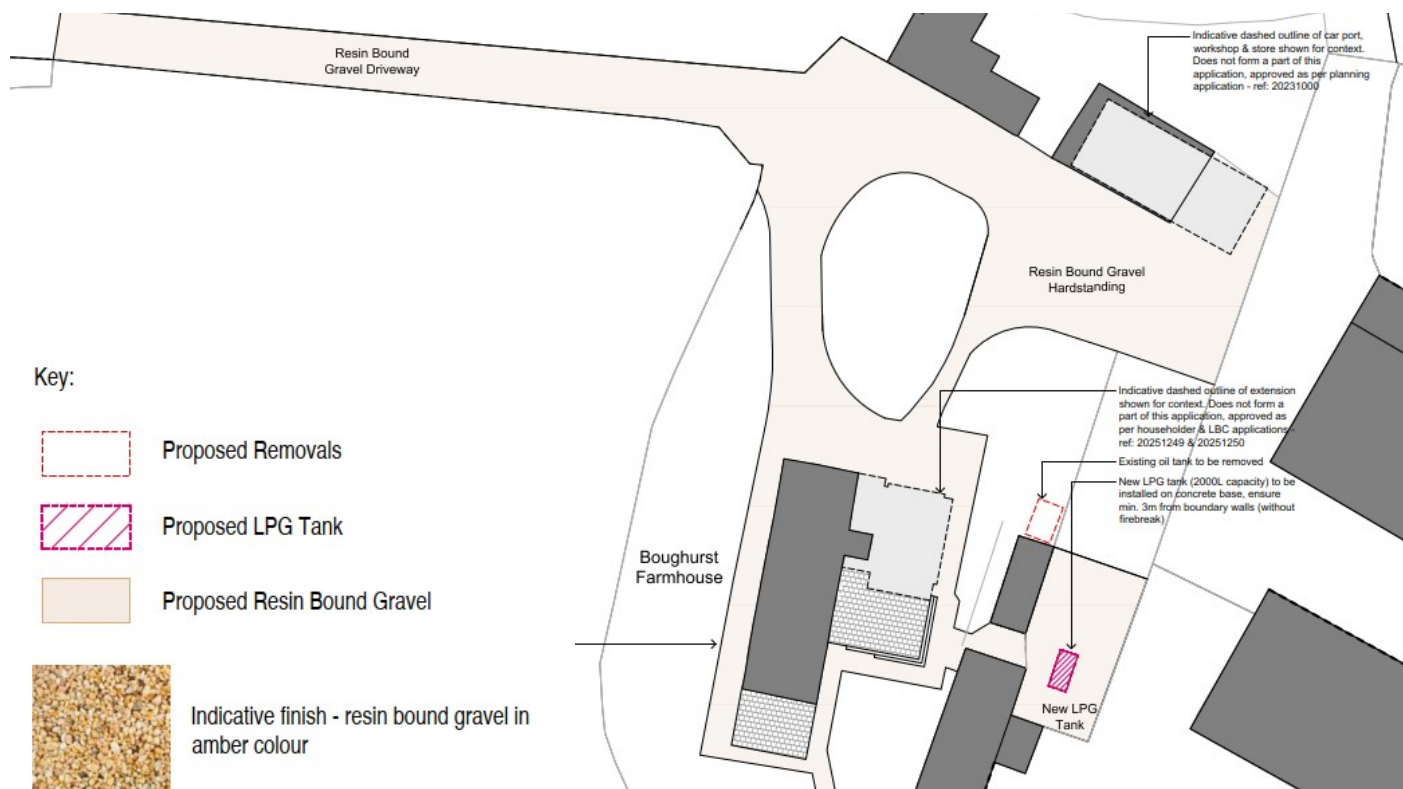
This application seeks full planning permission for installation of a new LPG tank, driveway resurfacing and hard landscaping.

Much of the hard landscaping around the house has been agreed under the recent condition application 20260549 relating to the extension to the property, and prior to that planning permission 20231000 relating to a replacement car port/workshop outbuilding. There is a slight extension to the hard landscaping area in front of the car port outbuilding, as well as the resurfacing of the existing driveway. The existing pathways and driveway are concrete or tarmac and these will be resurfaced in resin bound gravel across the site.

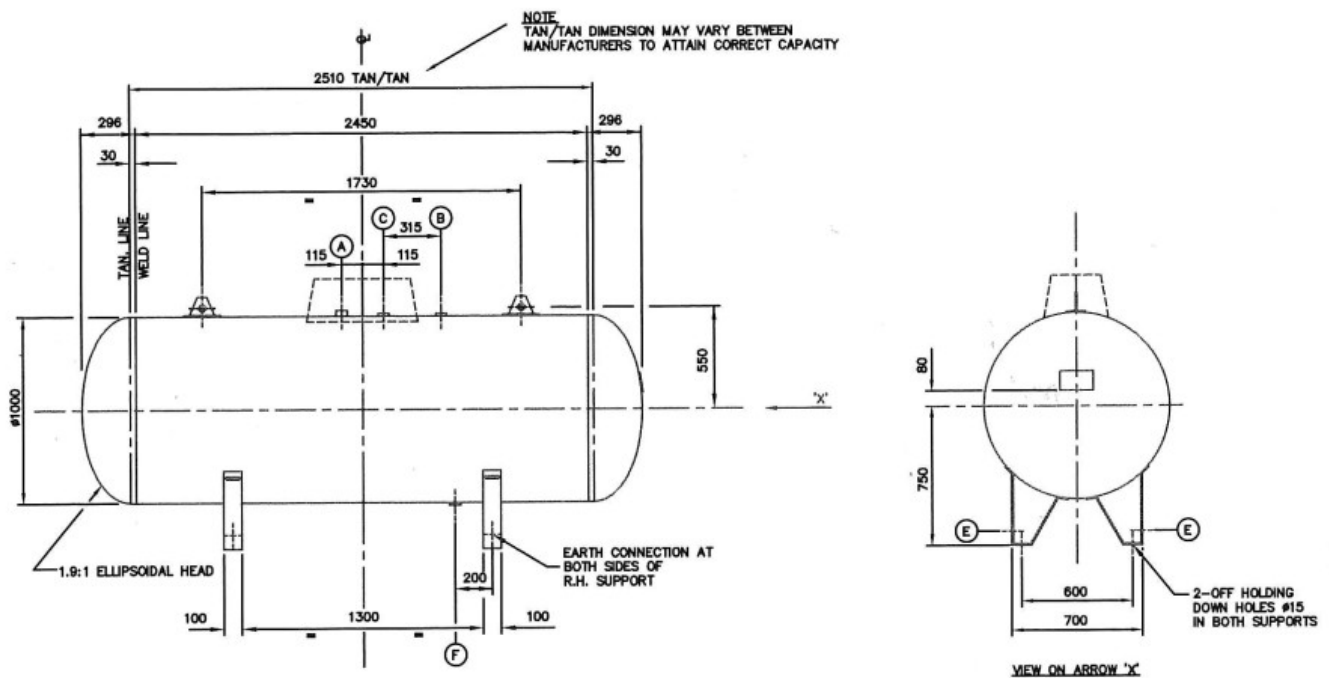
20231000 Site Plan:



Proposed Site Plan:



The LPG tank will be positioned on a concrete base in a small courtyard behind existing outbuildings as shown (in pink) on the above site plan:



The existing oil tank would be removed.

Main Issues

The site is located in the countryside in the Kent Downs National Landscape and in the Green Belt. It is also located in the Luddesdown Downs Landscape Character Area. The main dwelling, Boughurst Farm, is Grade II listed.

The main issues for consideration with this proposal are as follows:

- Principle of development in the Green Belt
- Impact on the landscape character of the surrounding area
- Impact on the main listed building and curtilage listed building on the site.

Due to the location of the property away from neighbouring residential dwellings, as well as the ample and unaffected parking space at the property, matters relating to residential amenity and parking and highways impacts are not considered to be a concern.

Principle of Development

Policy CS02 of the Core Strategy 2014 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy 2014.

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open (Section 13 of the NPPF 2026). Policy GB6 of the NPPF 2026 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Development in the Green Belt is inappropriate unless it falls within one of the categories set out in Policy GB7 of the NPPF 2026. In the case of this proposal, it would fall under GB7e, which relates to the

redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt. The proposed re-surfacing would not impact openness. The existing oil tank would be removed and a new LPG tank would be reinstated in a more discreet location. Overall, the impact on openness would be negligible. The development would therefore meet the GB7E exception, and would therefore be considered appropriate development in the Green Belt.

Landscape Character

Section 14 of the NPPF 2026 relates to promoting high quality places and sets out the Government's requirements in relation to design issues. Policy DP3 sets out the key principles for well-designed places, including that development proposals should respond to their context so they integrate with and enhance their surroundings. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well-designed and respects the character and appearance of the surrounding area.

Policy N2 of the NPPF 2026 aims for development to contribute positively to the natural environment by considering the environmental qualities of land, including landscape character and the natural beauty of the countryside, and identifying opportunities for those qualities to be conserved or enhanced. The site lies within the Kent Downs National Landscape. Reflective of Policy N2 of the NPPF 2026, Policy SD2 of the Management Plan 2021-2026 recognises the need to conserve and enhance the local character, qualities, distinctiveness and natural resources of the National Landscape. Principle SD8 seeks to ensure that proposals do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the National Landscape.

The application site is also located in the Luddesdown Downs Landscape Character Area and as such, Policy CS12 of the Core Strategy 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (GLCA) will be taken into account in determining applications.

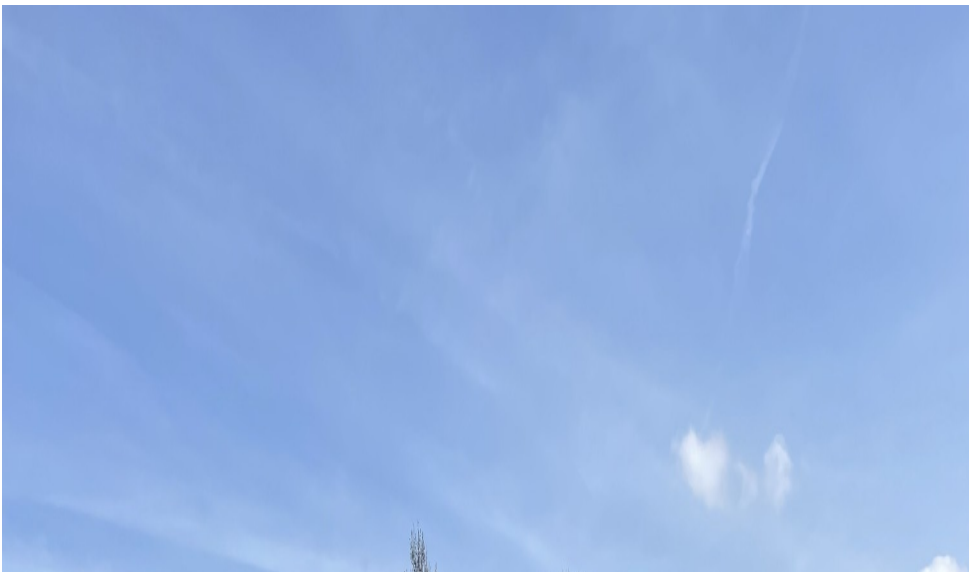
In relation to the Luddesdown Downs Landscape Character Area, the GLCA states the area is defined by undulating topography with arable farmland and pasture, irregular field patterns, fields divided by native hedgerows and areas of native woodland that all contribute to the rural character of the area. The condition of the landscape is generally good, its sensitivity high. The guidelines for the area focus on maintaining the character of sparse and distinctive built development and conserve small-scale farmsteads.

The site is fairly open at the front with post and rail fencing and open gates alongside established trees, though Boughurst Farm is set well back from the road. With the exception of the resurfaced driveway into the site, the majority of the proposed landscaping would not be visible from the front of the site, and it would not enclose the site or restrict views in any way. The choice of materials for the hard landscaping would be appropriate in terms of the rural nature of the site.

Current Google Earth Aerial Image:



Photo of Site Frontage:



Overall, the impact from a public vantage point would be limited and localised and would not represent a significant change in the overall character and appearance of the site, and would not significantly impact on the surrounding Landscape Character Area or be intrusive within the National Landscape setting.

Overall, the proposal would conserve the rural landscape context of this site within the National Landscape and Luddesdown Downs Landscape Character Area. As such, the proposal would comply with the requirements of the aforementioned landscape policies.

Design and Impact on Listed Building

Section 20 of the NPPF 2026 aims to conserve and enhance the historic environment. Policy HE6 sets out that substantial weight should be given to the conservation of a designated heritage asset.

This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan 1994 sets out that for development involving affecting the setting of listed buildings, the

primary consideration is the maintenance of the integrity of the original listed building. Proposals must be sympathetic in terms of their massing, scale, appearance and materials.

The main house, 'Boughurst Farm' is a Grade II Listed Building.

The application is supported by a Design, Access and Heritage Statement, which concludes that the proposals comprise a collection of minor interventions to the site that are sympathetic in nature and do not result in harm to heritage significance.

Changes to hard landscaping around the site have largely been agreed through previous proposals, and the current proposal for resin-bound gravel is well designed, using high-quality materials that would be appropriate within the rural context of the site. Such a design approach would be traditional and in keeping with the character and appearance of the Listed Building, and a positive change to the setting.

The siting of an LPG tank as a replacement for an existing oil tank in a discreet rear courtyard is an improvement and would not impact the conservation of the listed building.

Overall, the works are minor, largely reversible and sympathetically sited, and therefore the impact is deemed to be limited and would not harm the listed building or its setting.

Conditions are recommended relating to the colour, finish and screening of the LPG tank together with details of the point of entry to the building, and a sample of the gravel to avoid an overly uniform, "suburban" finish.

On this basis, the proposal is therefore considered to comply with relevant heritage policy and guidance, including Policy HE6 of the NPPF 2026.

Conclusion

The proposal for resurfacing the driveway and paths and the siting of an LPG tank would fall under the relevant GB7 exception of the NPPF 2026, and it would not therefore be an inappropriate development in the Green Belt. Furthermore, the proposal would conserve the rural landscape context of this site within the Kent Downs National Landscape and the Luddesdown Downs Landscape Character Area and would protect the integrity of the original Grade II Listed Building and its setting.

As such, the proposal would comply with the requirements of Policies CS02, CS12, CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, saved Policies TC2, TC7 and C13 of the Gravesham Local Plan 1994 and Sections 13, 14, 17, 19 and 20 of the National Planning Policy Framework 2026.

Recommendation

Permission with conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	7 September 2026	Dated:	07 September 2026