



Delegated Report

Non-material Amendment Application

Planning Application No: 20251301

Location: The Lion, Luddesdown Road, Luddesdown, Gravesend

Description: 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.

Applicant: Vineyard Farms Ltd

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Covering letter dated 22 December 2025
Drawing no. 25.36.PL04 (Proposed Site Plan)
Drawing no. 25.36.PL05 (Proposed Ground Floor Plan)
Drawing no. 25.36.PL07 (Proposed Roof Plan)
Drawing no. 25.36.PL08 (Proposed Elevations (North and West))
Drawing no. 25.36.PL09 (Proposed Elevations (South and East))

Relevant Planning History

Reference	Description	Decision	Decision Date
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
20250788	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.	Approval of details	29.09.2025
20250053	Erection of a rear and side extension and refurbishment of the Golden Lion pub including landscaping, parking and associated works.	Permitted	31.03.2025

19940416	Erection of conservatory on west elevation.	Permitted	23.08.1994
19900471	Erection of single storey side and rear extension to form enlarged kitchen, restaurant, functions room, lobby and toilet accommodation.	Refused	21.08.1990
19550198	Alterations and additions	Permitted	03.08.1955
19480145	Sanitary accommodation	Permission not required	09.02.1949

Development Plan

As an application under S.96A of the Town and Country Planning Act 1990 the consideration relates to whether the proposal is a non-material amendment to the planning permission. The application is not assessed under the development plan.

Consultations, Publicity and Representations

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply, and consultations/publicity are therefore at the discretion of the local planning authority. Given the nature of the application, consultation was not considered necessary.

Officer's Analysis

There is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – an amendment that is 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. In deciding whether a change is material, regard must be had to the effect of the change on the planning permission. In this case the planning permission concerns the erection of a rear and side extension and refurbishment of the Golden Lion pub including landscaping, parking and associated works.

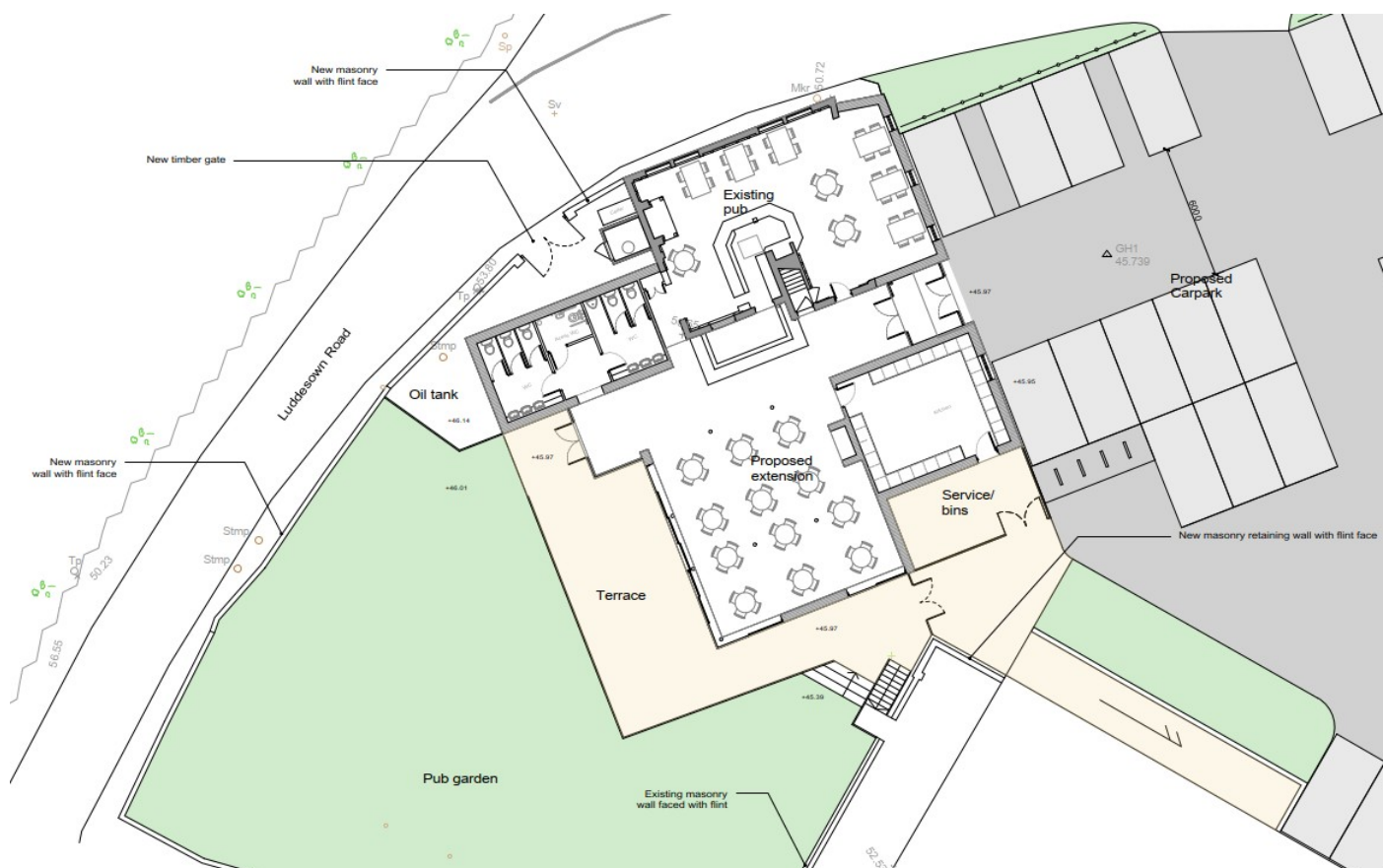
The proposal seeks to make the following amendments:

- The addition of an oak framed entrance porch to east elevation to create a more clearly defined and welcoming entrance to improve legibility for visitors;
- Amendments to window and door openings to optimise the internal layout, improve natural light, enhance functionality and better align with the building's character . On the east elevation in particular the higher windows have been enlarged to full height to match the style on the front elevation and on the west elevation a flat glazing window with an oak lintel detail above is now proposed;
- Modification to the dimensions of the western toilet block extension to conform with Building Regulations. The approved dimensions are 9212mm x 4610mm. The proposed amendment is 8773mm x 5160mm. This results in the extension becoming slightly deeper toward the road but narrower toward the existing pub;
- Removal of existing external cupboard immediately in front of the aforementioned toilet block extension to rationalise the external layout, improve access arrangements and reduce unnecessary clutter;
- Minor roof alterations, including changing the restaurant roof to a symmetrical pitch and removing roof lights.
- A new wall is also proposed to screen the outdoor kitchen storage area;
- Relocation of the outdoor stairs to the south-west to use the existing raised platform and hardstanding to provide improved and more practical access; and
- Change of materials, which include the formerly proposed zinc roof, which is now proposed to be finished in a more cost effective Kingspan Quadcore KS100RW roof covering (XL Forte colour merlin

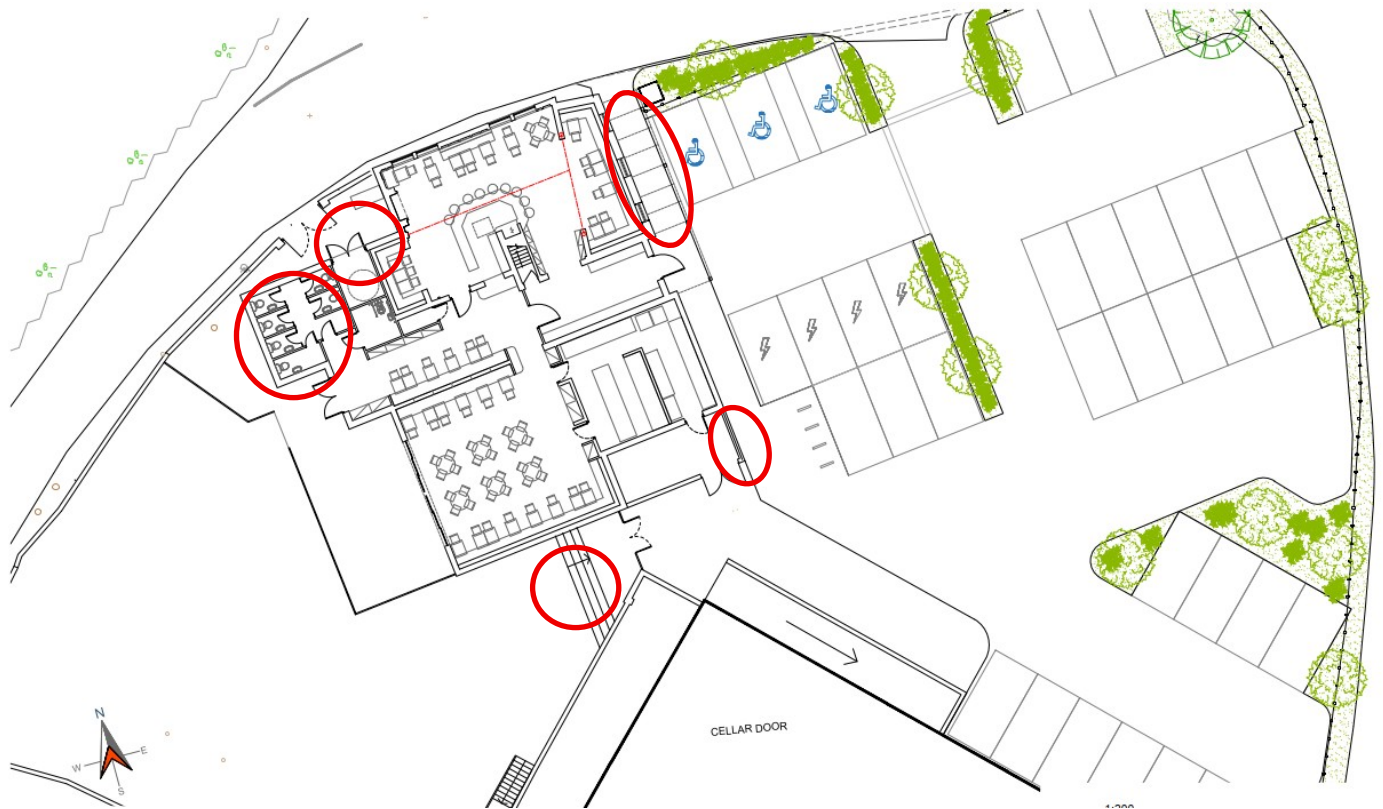


grey, leather grain embossed finish) which will have the same/a very similar appearance. The proposed timber boarding is now to be horizontal rather than vertical to match the adjacent barn. The green brick on the west toilet and east pub extension has been amended to K Rend silicone render in Pantone colour 1296-HBW-45, to better match the existing barn. In addition, a flint and brick wall is proposed to the lower mass of the building, tying the proposal into the existing gabion wall.

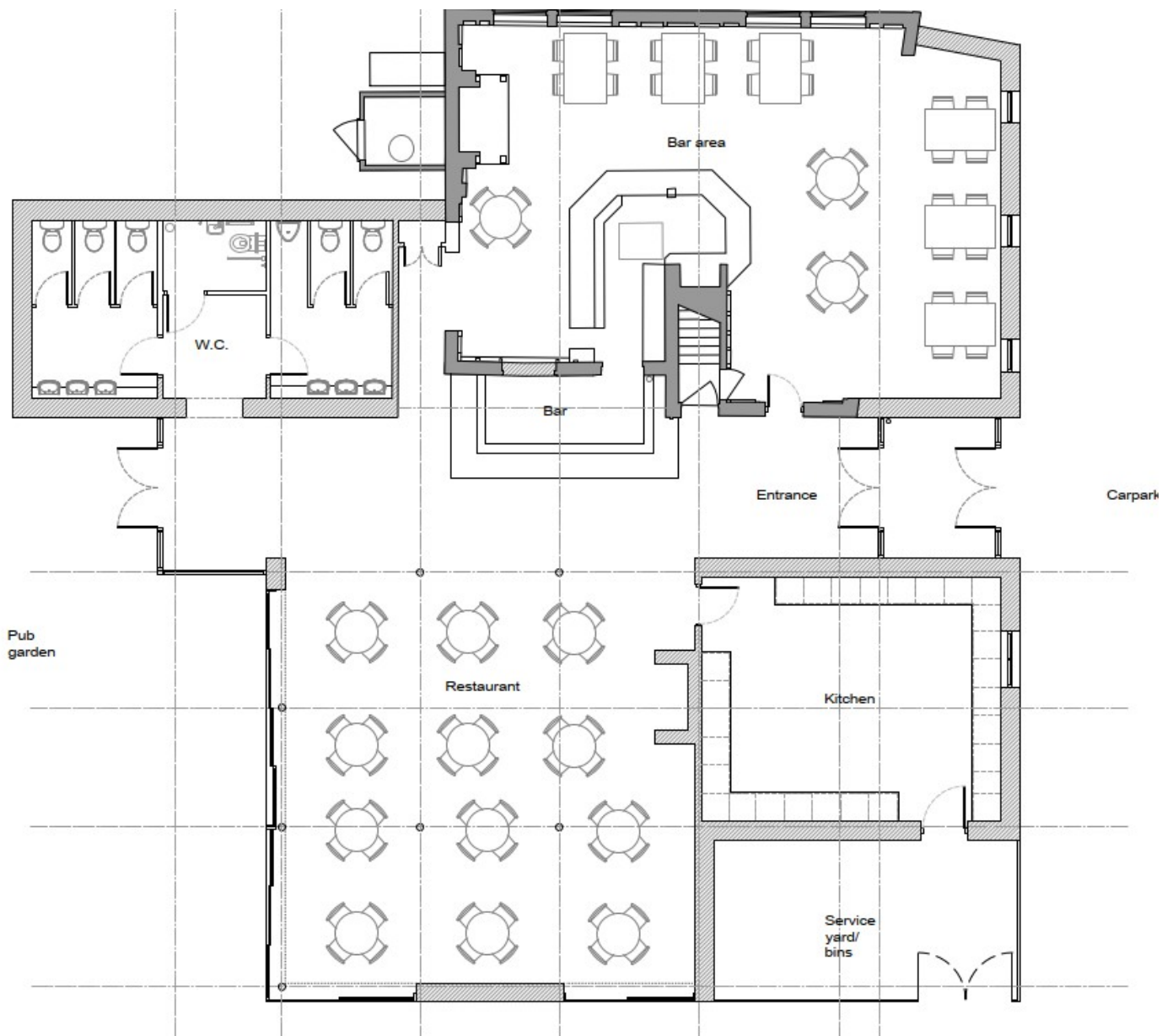
Below is the approved site plan:



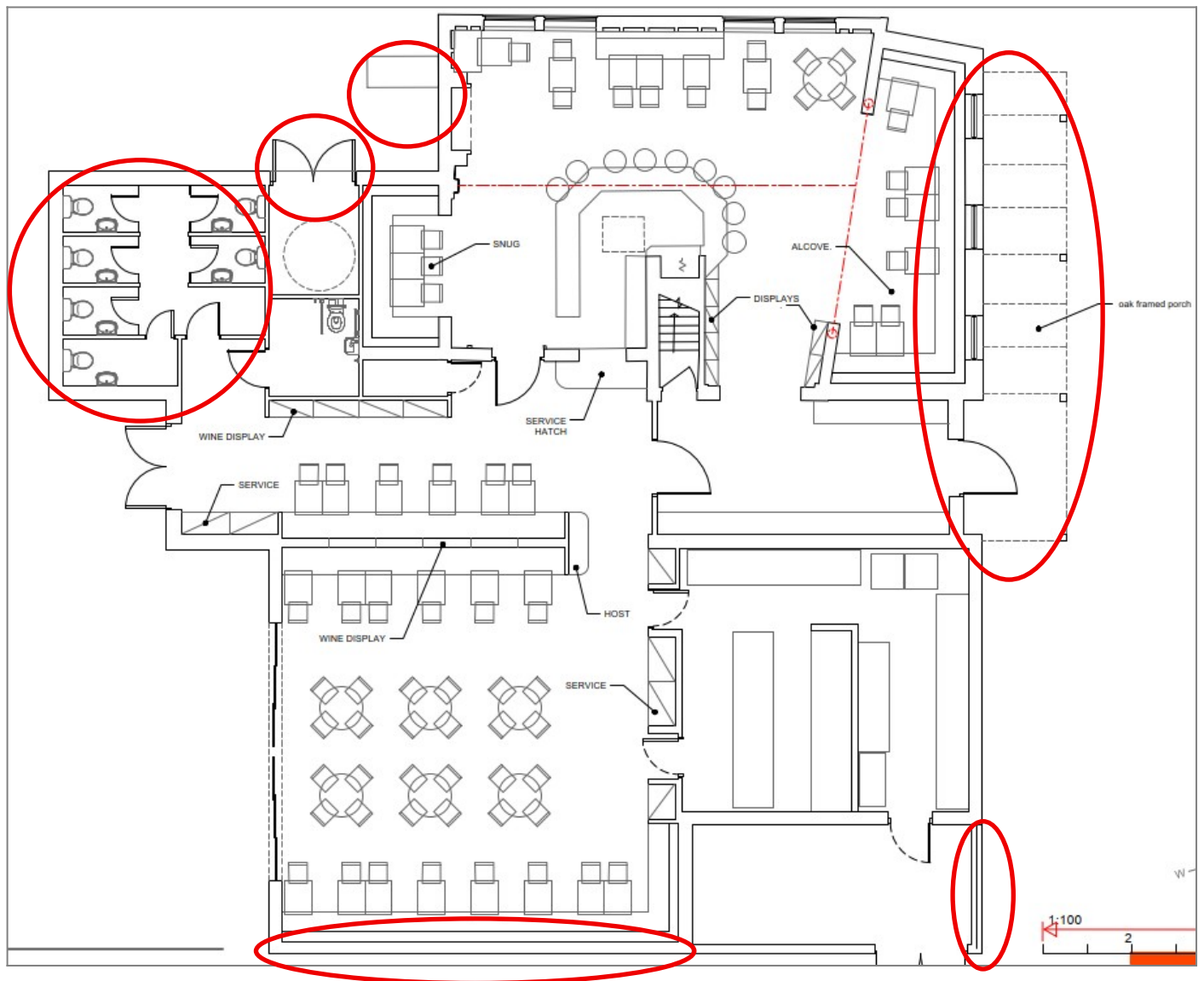
This is the amended site plan showing the changes highlighted:



Below is the approved ground floor plan:



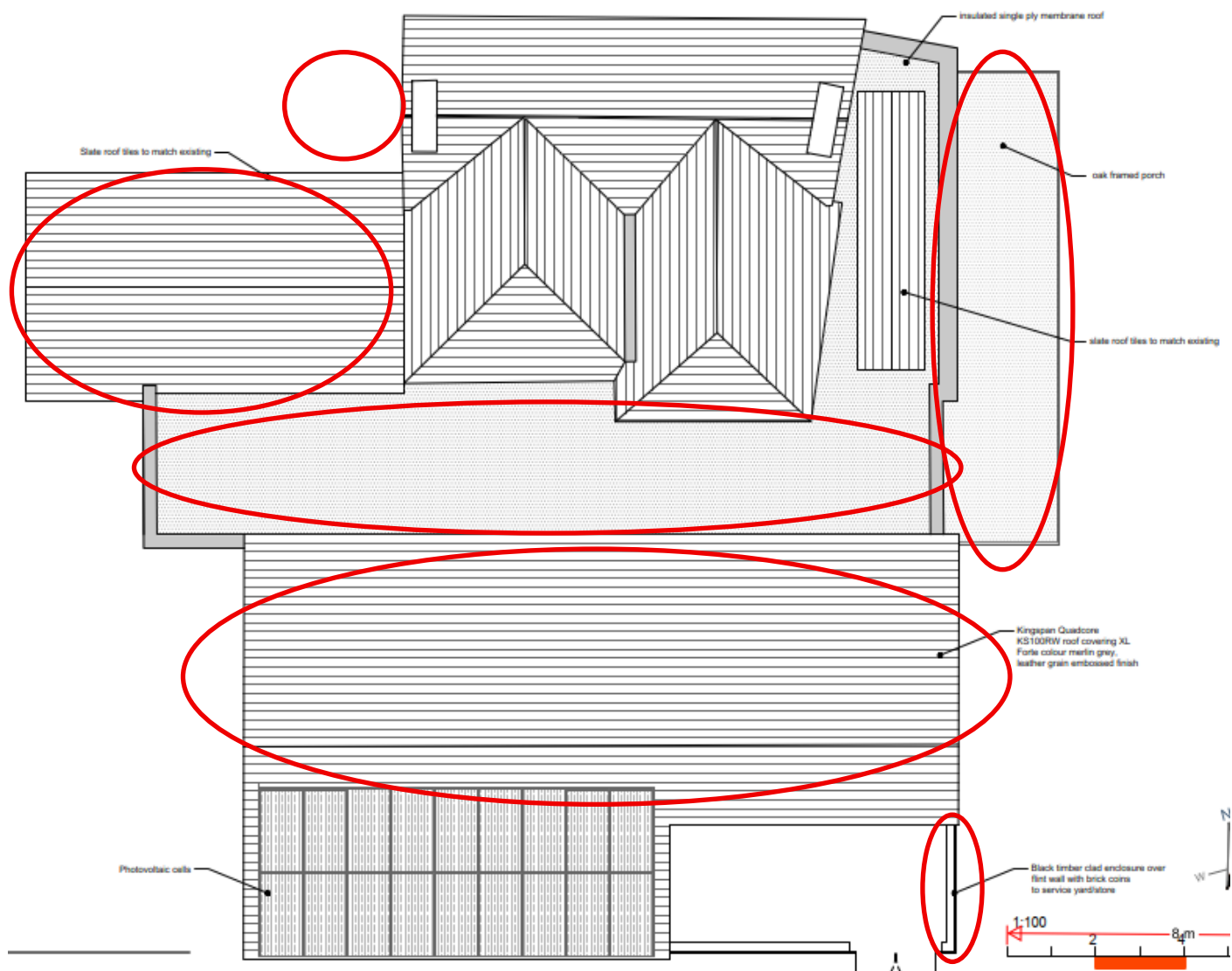
This is the proposed ground floor plan with changes highlighted:



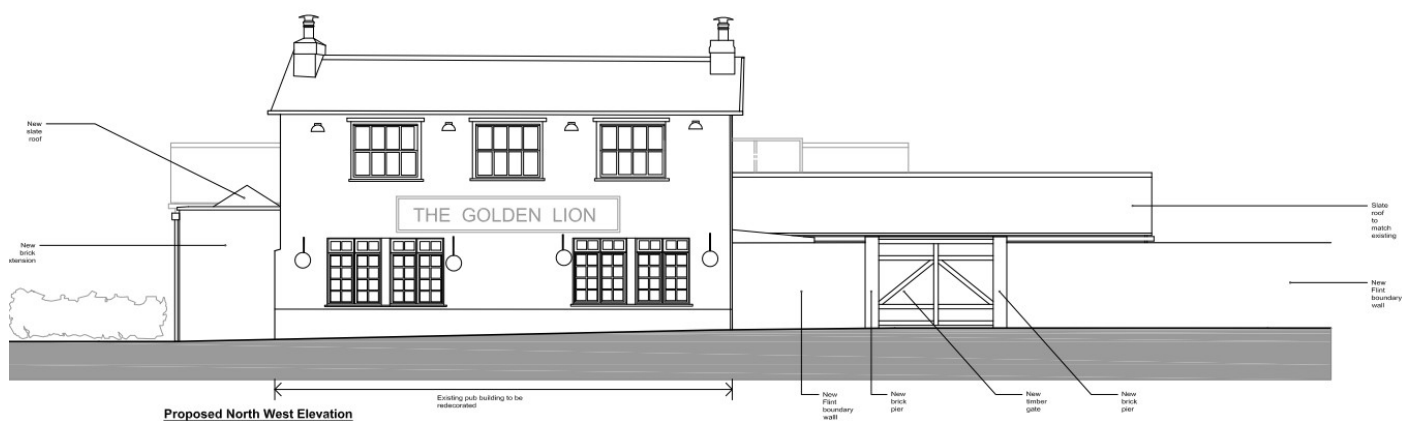
Below is the approved roof plan



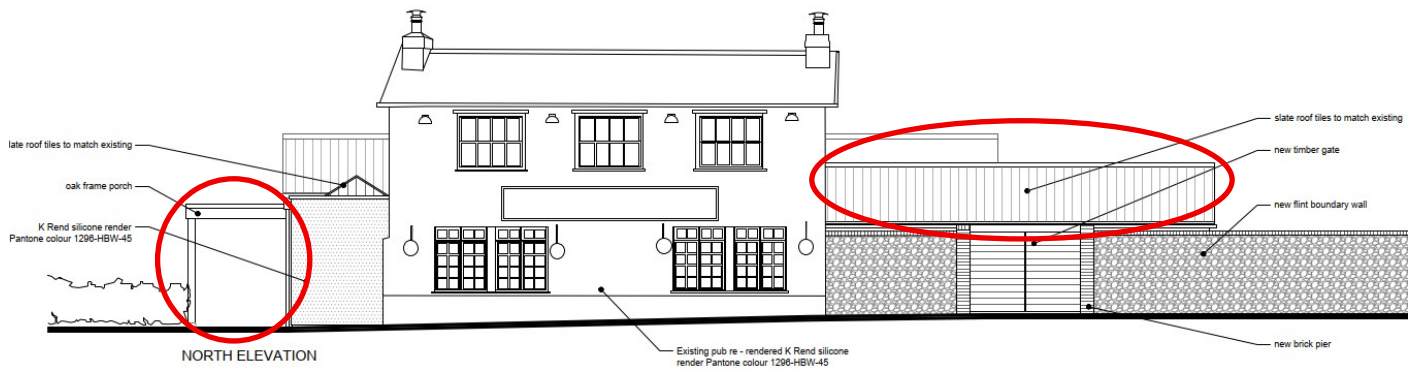
This is the amended roof plan with changes highlighted:



Below is the approved north elevation:



This is the amended north elevation with changes highlighted:

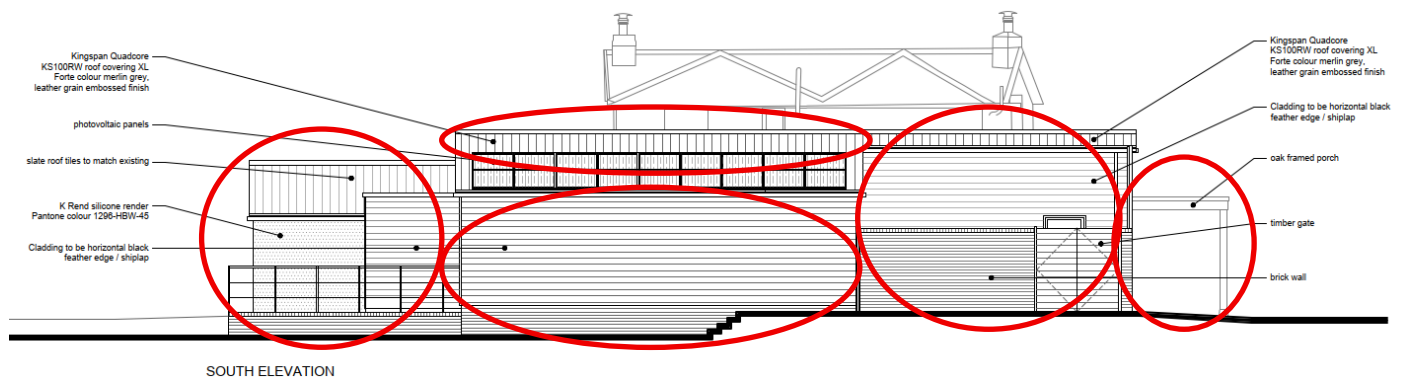


Below is the approved south elevation:



Proposed South East Elevation

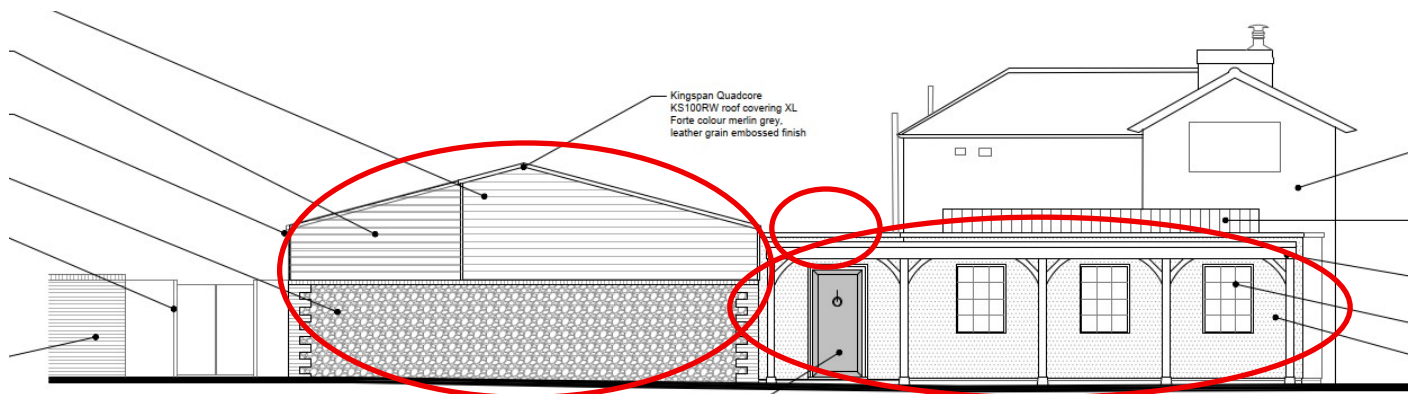
This is the amended south elevation with changes highlighted:



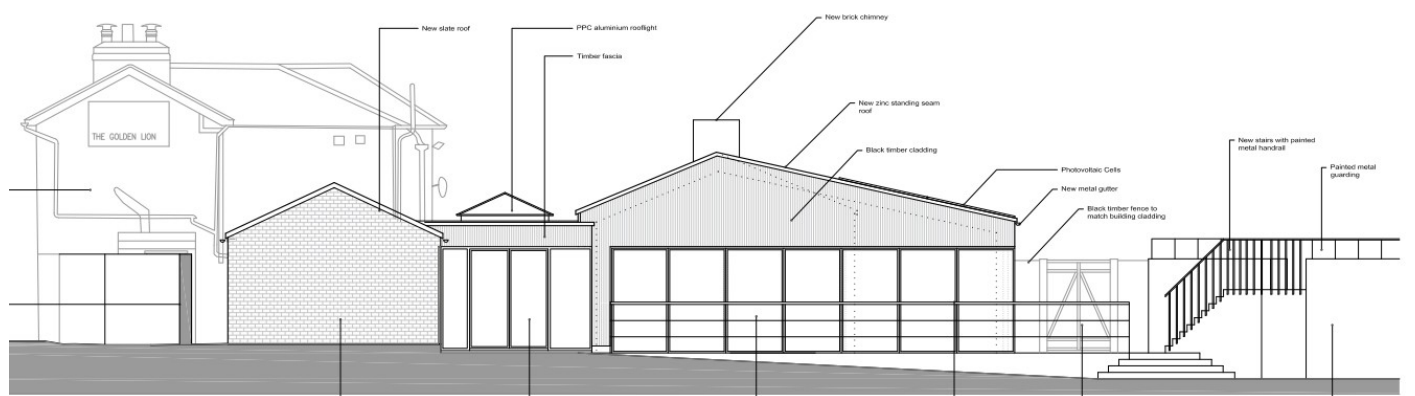
Below is the approved east elevation:



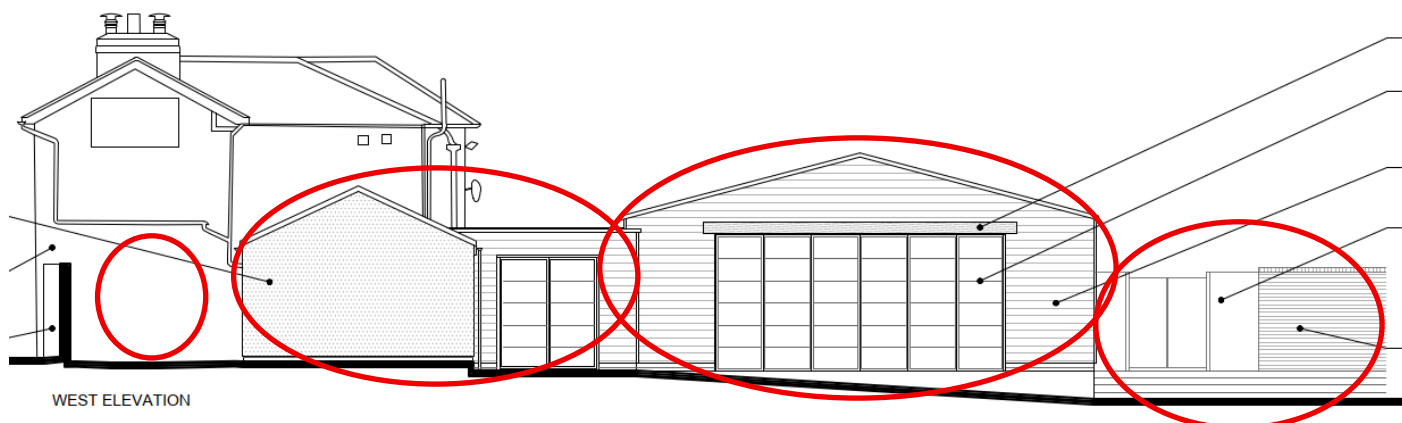
This is the amended east elevation with changes highlighted:



Below is the approved west elevation:



This is the amended west elevation with changes highlighted:



There are a number of changes proposed, as set out in the plans above, but even in combination the changes are not considered to materially alter the nature of the development permitted under the original application 20250053. The changes rationalise and simplify the original proposals and will result in positive changes to the appearance and functionality of the scheme.

Overall, given the original nature of the scheme granted planning permission, the changes will be negligible within the context of the application site and surrounding area.

With the exception of the approved plans, the changes have no bearing on the conditions from the original planning permission 20250053, which will remain applicable.

It is considered that the above changes are non-material in terms of the nature of the development and the application can be supported.

Conclusion and Recommendation

The proposed changes are considered to comprise a non-material amendment, and a separate planning permission would not therefore be required.

(For detailed informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	22nd January 2026	Dated:	22 nd January 2026