

Application: 20250920

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION

To: **Mr Steve Chappell
C/O Mr Seth Tyler, DHA
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
ME14 3EN**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 16th September 2025 in respect of:-

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.

at: The Lion PH
Luddesdown Road
Luddesdown
Gravesend
Kent
DA13 0XE

Subject to the conditions specified hereunder:-

CONDITIONS AND REASONS

1. Condition 2:

1 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)
 Drawing 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. DHA/35449/11 (proposed parking layout plan)
 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.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

Pursuant to the procedure introduced under s.96A of the Town and Country Planning Act 1990 the Local Planning Authority has determined that the amendment to the planning permission granted under reference 20250053 (being for the erection of a rear and side extension and refurbishment of the Golden Lion pub including landscaping, parking and associated works) to allow for 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.

This decision notice should be read in conjunction with the original planning permission, reference 20250053, permitted by Gravesham Borough Council on 31 March 2025 and has the effect of altering condition 2 only.

For the avoidance of doubt the approval does not amend any other part of the planning permission or discharge any of the planning conditions.

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 8 October 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

Your attention is drawn to the following notes.

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**NOTES:**

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

**APPEALS TO THE SECRETARY OF STATE**

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application\*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

**\*Householder applications**

These are:

(a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or

(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

(i) an application for change of use;

(ii) an application to change the number of dwellings in a building.

### **PURCHASE NOTICES**

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.