

Delegated Report

Application No:	20250920
Location:	The Lion PH, Luddesdown Road, Luddesdown, Gravesend
Description:	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 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
Covering letter
Drawing no. DHA/35449/11 (proposed parking layout)
Drawing no. T-01 rev P1 (vehicle swept path analysis 4.6T light van)
Drawing no. T-02 rev P1 (vehicle swept path analysis estate car)

Relevant Planning History

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 however the Dickens' Country Protection Society has commented with the following:

The Society would observe that the introduction of a telephone kiosk into the car park is questionable since these are often listed and its presence would not be authentic. Against this it may look attractive and providing a public service.

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)

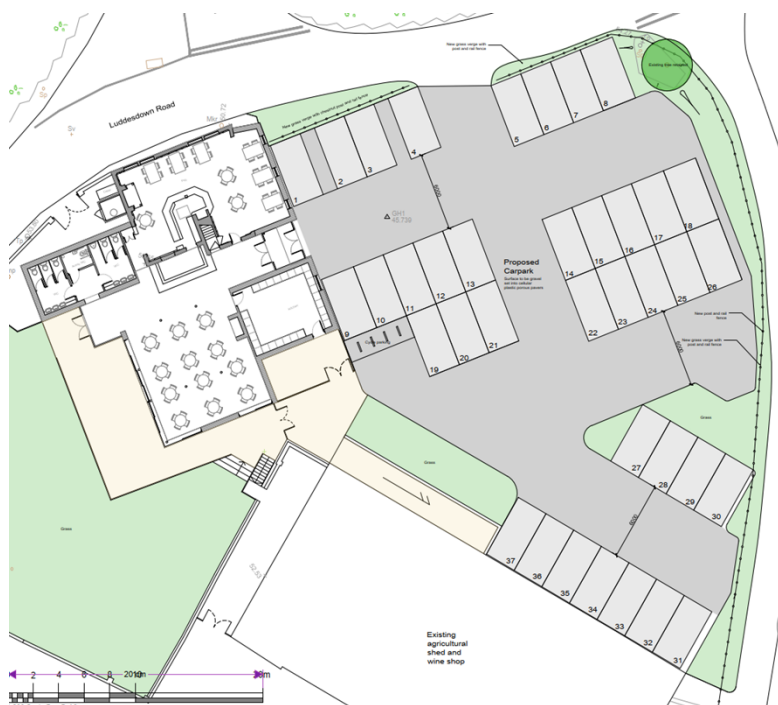
Drawing no. 30694D - CLA - PR - GF - PD - A - 0001 rev P01 (proposed ground floor plan)

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

The applicants wish to add plan no. DHA/35449/11 (proposed parking layout plan) to the list of approved plans. This plan is shown below:



The approved plan Drawing no. 30694D - CLA - PRCP - 00 - PD - A - 0001 rev P01 (proposed site plan – car park layout) is shown below:



The amended plan removes two of the car parking spaces, to introduce a repurposed red phone box for use as a 'community library' and to add the above plan number (DHA/35449/11) to the list of approved plans.

The reasons for this is that the applicants are concerned that the approved car park risked having the appearance of a 'sea of cars' detracting from the aesthetic improvements to the pub that are proposed. Cars parked close to the façade of the building are considered unattractive and also would restrict pedestrian access to the frontage. To accommodate planting beds and provide a suitable path minor changes have been necessitated which has resulted in the loss of two spaces. The number of accessible spaces has been reduced from four to three. The number of accessible spaces still meets the standards set by the Kent County Council Vehicle Parking Standards.

The submitted Transport Statement for the original application concluded 37 parking spaces would exceed the projected demand of 20 vehicles on site at any one time.

Additionally, 25 spaces were allocated to the restaurant extension to provide flexibility, and it was anticipated that some public bar customers would also use the restaurant, reducing the need for additional parking. This was considered appropriate and approved by the Council. Therefore, the reduction in 2no. space would not impact the demand for spaces at the site.

Whilst the location of the cycle storage has changed the number of spaces remain unchanged.

The number of active electric vehicle charging points has increased to 4no. spaces, supporting sustainable transport options.

The red phone box is to be used as a 'community library' to help foster community spirit which is at the centre of the pub's ethos.

The revised parking layout and telephone box are both considered non-material and therefore the application can be supported.

Recommendation:

Permission

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	8 October 2025	Dated:	8th October 2025