

Delegated Report

Planning Application

Planning Application No: 20260263

Location: Warren Farm, Swillers Lane, Shorne, Gravesend

Description: Application for variation of condition 2 attached to planning permission reference number 20230274 for demolition of existing barn and erection of a new barn for storage including three stables and a tack room; to allow the substitution of revised drawings 05 and 06 to change them to 4611.04 and 4611.05 respectively showing minor external and internal changes to the building.

Applicant: Mrs V Gozzett

Site Visit Date: 12 March 2026

Submitted Documents/Plans

Application form
Planning Statement
Drawing no. 01 (site location plan and existing block plan)
Drawing no. 02 (existing floor plan)
Drawing no. 03 (existing elevations)
Drawing no. 04 (proposed block plan)
Drawing no. 05 (proposed floor plan and elevations)

Relevant Planning History

20230274 Demolition of existing barn and erection of a new barn for storage including three stables and a tack room

Approved 17 May 2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C17 – Horse Riding and Stables

Paragraph 34 of the NPPF (2024) sets out that 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 as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The Parish Council has no objection in principle to the revised plans as the overall footprint of the building, and the height, is unchanged. It is noted that all windows have been removed and the doorways and their positions reconfigured.

Neighbouring properties

The application has been advertised by site notice and individual letters to five neighbouring properties. No letters of representation have been received. The overall consultation period expired on 10.04.2026.

Officer's Analysis

Proposal

This application seeks planning permission for variation of condition 2 attached to planning permission reference number 20230274 for demolition of existing barn and erection of a new barn for storage including three stables and a tack room; to allow the substitution of revised drawings 05 and 06 to change them to 4611.04 and 4611.05 respectively showing minor external and internal changes to the building.

These changes consist of:

- Part concrete panels on lower wall and vertical timber cladding on upper wall section, in-lieu of full height metal sheet cladding as approved, and;
- A re-arranged interior layout whilst maintaining storage, three stables and tack room;
- Minor changes to the fenestration and openings

The location of the barn remains the same as approved. The development will still provide for three stables, a tack room and a storage area.

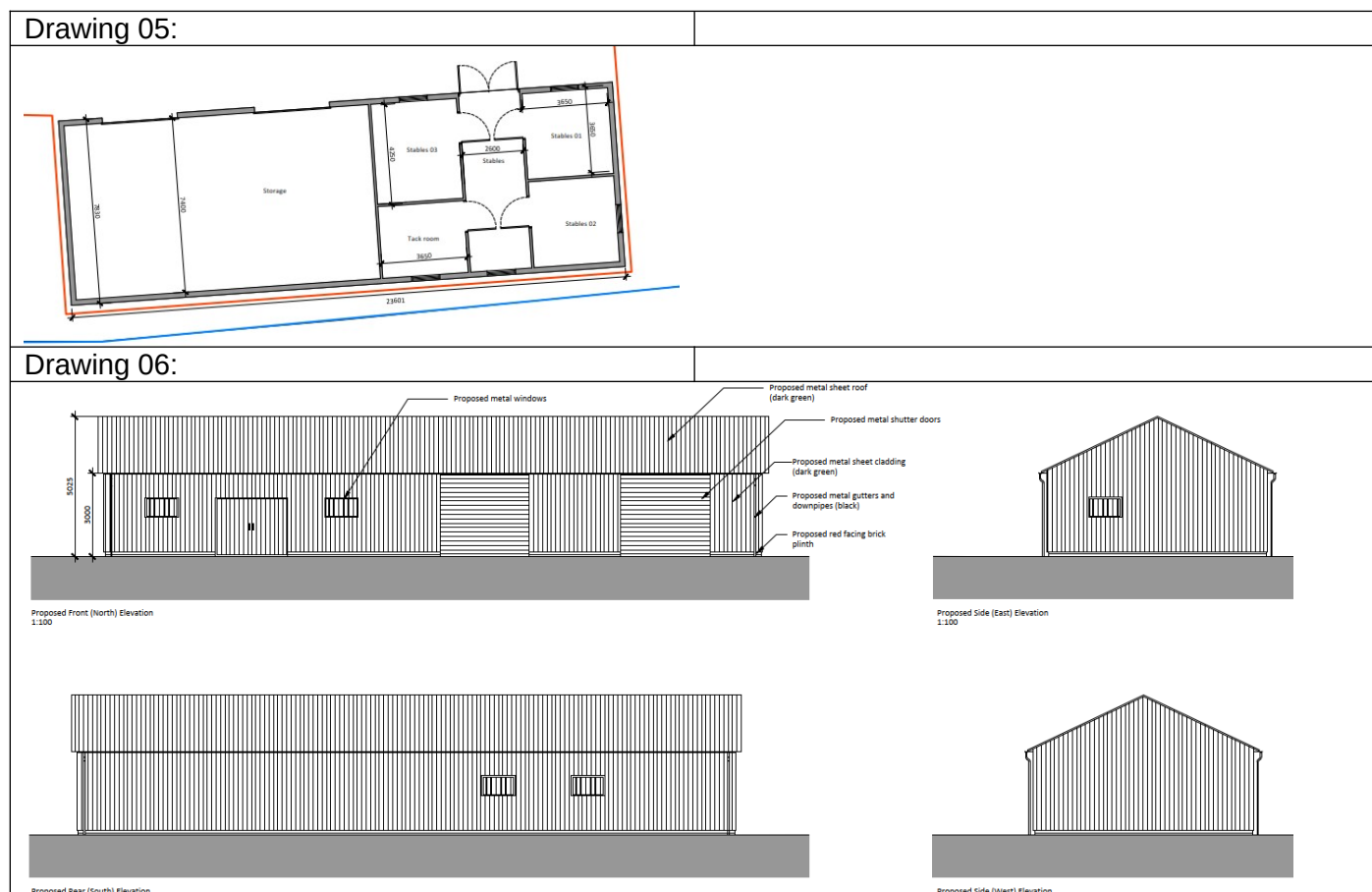
Condition 2 reads:

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;
Cover Letter;
Design and Access Statement;
Drawing no. 03 (existing elevations);
Drawing no. 02 (existing floor plan);
Drawing no. 01 (site location plan and existing block plan);
Drawing no. 05 (proposed barn floor plan);
Drawing no. 06 (proposed barn elevations); and
Drawing no. 04 (proposed barn block).

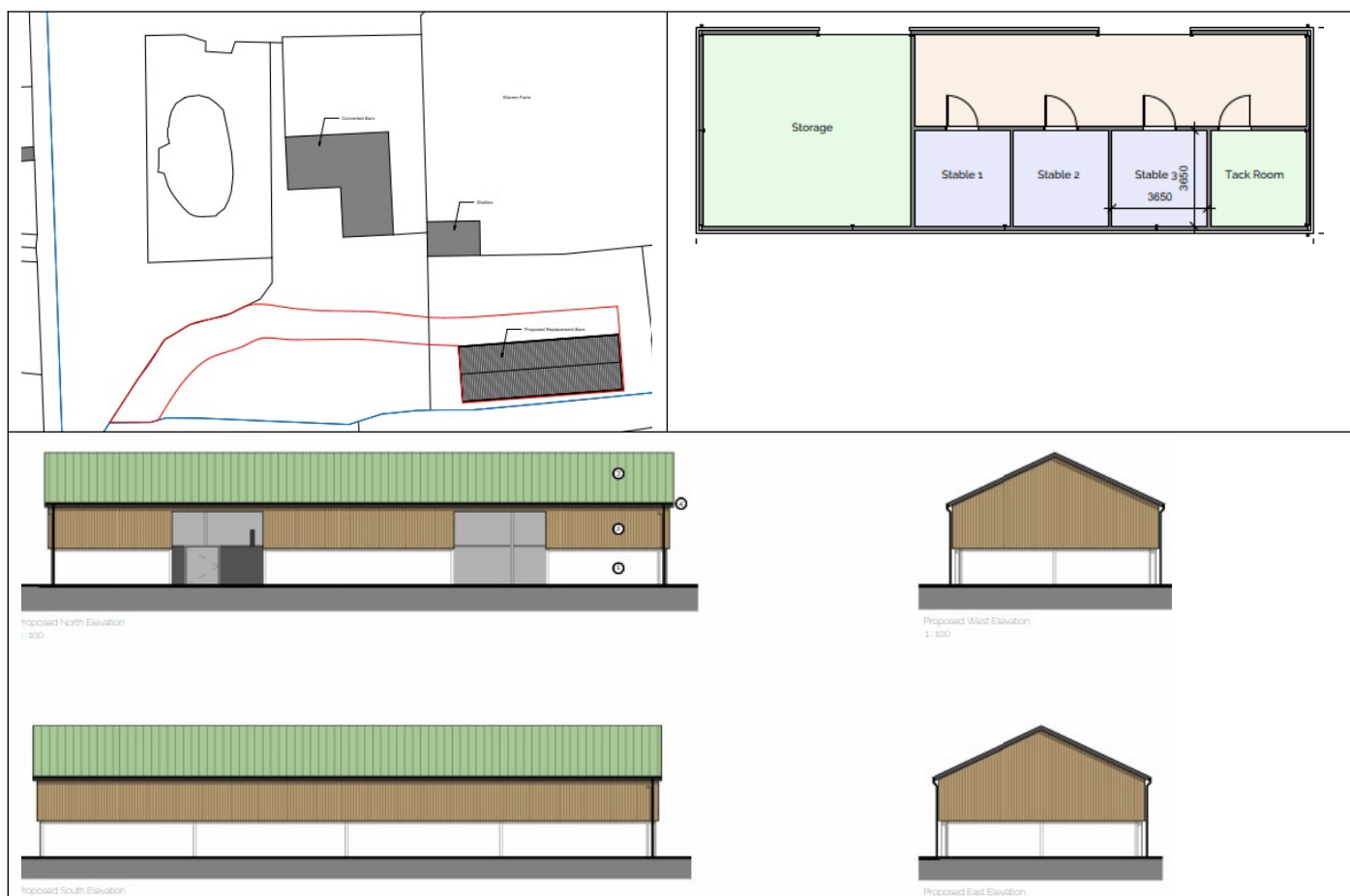
Reason: For the avoidance of any doubt and in the interest of proper planning.

Drawings 04 and 05 are shown below:



The application is proposing to replace these drawings with drawings 4611.05 and 4611.06 shown below:

Drawing 4611.04 below:	Drawing 4611.05 below and bottom row:
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Principle of Development

As this application is for a variation of condition 02 the principle of development has already been determined and is therefore not repeated in this report. The changes relate to the internal arrangement and use of materials and therefore the main considerations are design, character and appearance and amenity.

Design, Landscape Character and Appearance

The application site is located within the Shorne Woodlands Landscape Character Area. The proposed changes to the approved scheme relate only to the internal arrangement of the building, fenestration and materials. The number of stables and tack room remain the same but the storage area is reduced in size. No objection is raised to this. The planning permission required the external materials to be as shown on the plans. The approved materials were a green metal sheet roof, metal shutter doors, dark green metal sheet cladding, metal gutters and down pipes and a red facing brick plinth.

The materials now proposed are concrete panels to the walls at the lower level, vertical timber panels to the walls at the higher level, a green metal roof and black plastic gutters and downpipes. The proposed building will still appear as a barn/stable and utilises typical materials found in a countryside location and therefore no objection is raised to this. Minor amendments are proposed to the openings including the removal of the small windows and no objection is raised to this.

The proposed changes will have no detrimental impact on the surrounding Landscape Character Area and therefore accord with policies CS12 and CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Amenity

Neighbouring Amenity

The proposed barn will remain the same size as previously approved and therefore will have no additional impact on any neighbouring property in terms of loss of outlook, privacy, sunlight or daylight.

The proposal therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024 in relation to amenity.

Ecology and Biodiversity

Biodiversity Net Gain

Biodiversity net gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.

As the application is a s73 application BNG is not required.

Parking and Highways

The proposed changes to the building do not result in any alterations to the parking arrangements or access and therefore no objection is raised on highways grounds.

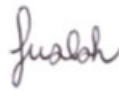
Conclusion

The proposed changes will have no detrimental impact on the surrounding landscape character or neighbouring amenity and therefore accord with the abovementioned policies and are recommended for approval.

Recommendation:

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	7 May 2026	Dated:	07 May 2026