



Ms Alison Webster

Gravesham Borough Council
Civic Centre,
Windmill Street,
Gravesend
DA12 1AU

Our ref: DHA/33852

11th September 2025

Dear Alison,

APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20250053 - REAR AND SIDE EXTENSION AND REFURBISHMENT OF THE LION PUB, INCLUDING LANDSCAPING, PARKING, AND ASSOCIATED WORKS, GRANTED ON 31ST MARCH 2025

THE LION, LUDESDOWN ROAD, LUDESDOWN, GRAVESEND, KENT, DA13 OXE

I write on behalf of our client, Vineyard Farms Ltd, in relation to a request for a Non-Material Amendment (NMA) to planning permission 20250053. The amendment seeks to revise the car parking layout at the site. The car park layout plan (30694D-CLA-PRCP-00-PD-A-001-P1) submitted with the application (Ref: 20250053) was omitted from the plans listed under Condition 2 of the permission but is any event sought to be superseded by this NAM request.

In addition to this cover letter, this application comprises the following:

- Completed Non-Material Amendment application form; and
- Proposed Parking Layout Plan (Ref: DHA/35449/11)
- Vehicle Swept Path Analysis 4.6t Light Van (Ref: DHA/33852/T/01)
- Vehicle Swept Path Analysis Estate Car (Ref: DHA/33852/T/02)

Proposed Non-Material Amendment

A non-material amendment to the application is requested as follows:

- To permit 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
- To add the 'Proposed Parking Layout Plan' Ref: DHA/35449/11 to the list of approved plans listed in Condition 2 of the planning permission.

Following planning consent, a building contractor has been employed by the Applicant to rationalise the design of the proposed rear and side extension to the pub and to complete the works.

Kent

01622 776226

Gatwick

01293 221320

London

020 3005 9725

Leeds

0113 323 6669

Email: info@dhaplanning.co.uk

Web: www.dhaplanning.co.uk

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As part of this it was identified that without any landscaping within the car park itself, the car park was at risk of being a 'sea of cars' detracting from the aesthetic improvements to the pub that are proposed under permission 20250053.

In addition, it was considered that parking cars right up to the façade of the building was unattractive but also restricted pedestrian access/movement along the building frontage.

To accommodate a limited amount of planting beds within the car park and to provide a suitable pedestrian path along the frontage of the pub, minor changes to the layout of the car park have been necessitated. In doing so there has been a minor net loss of 2 car parking spaces from the car park.

Consequently, the revised layout has reduced the number of accessible spaces from four to three spaces. These spaces remain located close to the main entrance to maintain convenient access.

It is noted that the number of disabled parking spaces has been reduced from four to three spaces. This adjustment remains compliant with the Kent and Medway Structure Plan Supplementary Planning Guidance 4 (SPG4) adopted by the Council and the updated Kent County Council Vehicle Parking Standards 2024.

The reduction of two parking spaces is considered a non-material amendment, based on the parking demand assessment included in the Transport Statement for application 20250053. That assessment concluded that 37 parking spaces, although below the maximum requirement in the adopted standards, would still 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.

Figure 1 and Figure 2 below provide a comparison between the car parking plan submitted with the original application and the proposed layout under this NMA

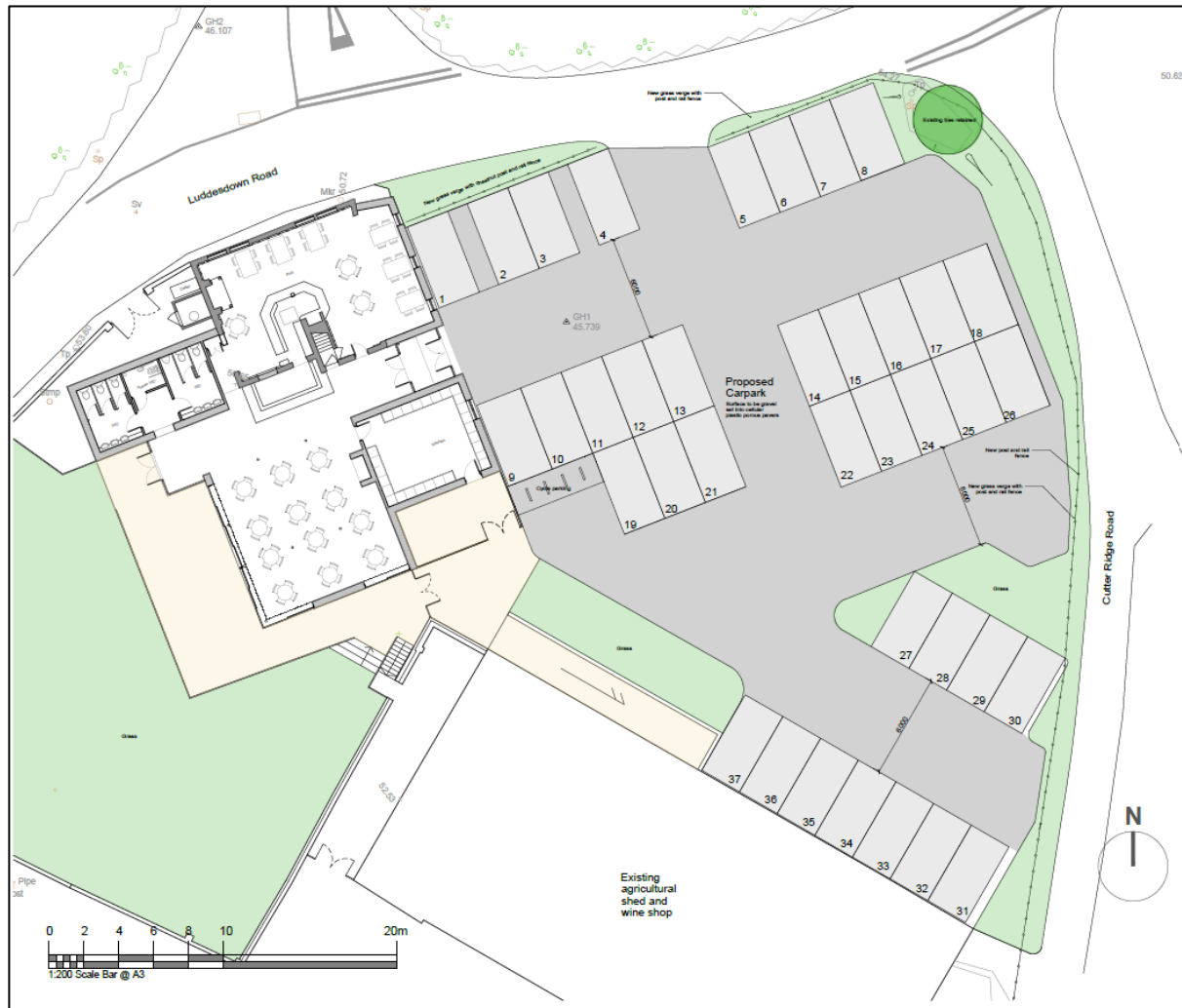


Figure 1. Car parking plan drawing no. 30694D-CLA-PRCP-00-PD-A-001-P1 submitted as part of the original planning application

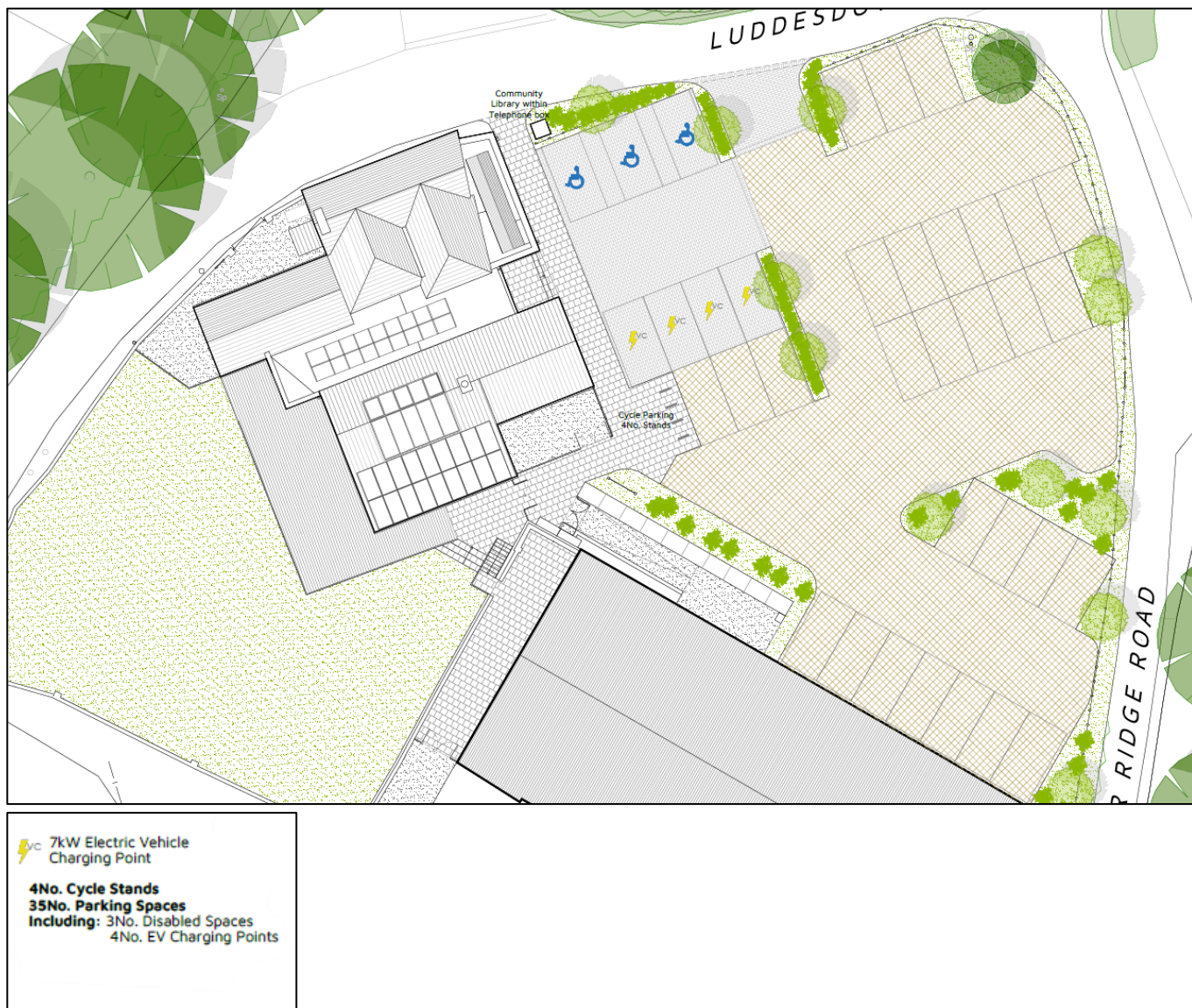


Figure 2. The Car parking plan dawning no. DHA/35449/11 submitted as part of this NMA application

In addition to the proposed changes to the car park layout, the Applicant would like to install a traditional repurposed red phone box to the front of the car park in an area of proposed landscaping. The phone is to be used as a 'community library' now common across villages in the UK. It is attended to help foster the community spirit which is at the centre of the pub's ethos, and which is to be retained as part of the works to the pub.

Summary



The proposed changes will result in aesthetic enhancements to the visual appearance of the pub car but also its functionality. Whilst it will result in the loss of two car parking spaces, the remaining 35 spaces are still sufficient to meet the identified parking needs established as part of the original planning application. The degree and nature of the changes are considered to be non-material and we considered that they can be regularised in this manner with the Council.

We trust that the application is satisfactory and would request it is processed and determined at your earliest possible convenience. Please feel free to contact me in the meantime if you have queries or require any additional information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Seth Tyler', with a stylized flourish at the end.

Seth Tyler MRTPI
Senior Planner

Email: seth.tyler@dhaplanning.co.uk