

Dickens' Country Protection Society



Founder Member:

Dr. Colin Smith, MA., BM BCh., MSc., DCH., FRCGP.

Chairman :

Mr R Theobald
'Greenfield'
21 Warren View
Shorne, Gravesend
Kent. DA12 3EJ
Tel: 01474 823674

Hon. Secretary :

Mrs P A Lippiatt
135 Heath Lane
Dartford
Kent
DA1 2TW
Tel: 07968 279761

Gravesham Borough Council
Planning Department
Civic Centre
Windmill Street
Gravesend
DA12 1AU

13th February 2025

Dear Sirs

Re Golden Lion Luddesdown Road Luddesdown Gravesend Kent DA13 0XE
Erection of a rear and side extension and refurbishment of the Golden Lion
pub including landscaping, parking and associated works.
Planning Application **GR/2025/0053**

The above application has come to the Society's notice and the Society would like to make the following comments. The Golden Lion is a building of some historic interest. The Society welcomes the extension and refurbishment of the Golden Lion but it is concerned as far as is reasonably practical that the character of the public house should be retained and enhanced with the addition of the new modern dining area. The removal of the original outside wall between the former toilet area and the new extension would result in the loss of the original fireplace which gives the room character and could be a feature. Retaining that section of wall would also give the area definition. A short section of wall should also be retained the other end. The beam needed to support the opening in the wall could also provide definition. It is noted the area now forming the car park was formally the site of a row of cottages.

The proposed demolitions appear to remove the more modern additions. It is noted that it is proposed to relocate and improve the toilets. At the same time, the existing toilet area is to be repurposed. Most people visiting the establishment arrive via the car park and the north east elevation is important regarding initial impressions. In the Society's view this could be improved. The flat roof with the large lantern light suggests the area's previous use. If the flat roof had a parapet, the lantern light could be hidden. As an alternative, a lean to roof with light wells could be more sympathetic.

It is noted the proposed new dining area is dominated by glass. Whilst in the Society's view a traditional approach may have been more appropriate there is no objection to what is proposed.

Yours faithfully


Mrs P Lippiatt
Hon. Secretary