



Planning Department
Civic Centre,
Windmill Street,
Gravesend
DA12 1AU

Our ref: DHA/33852

22 December 2025

Dear Sir/ Madam,

**APPLICATION TO DISCHARGE PRE-COMMENCEMENT PLANNING CONDITION 3
RELATING TO PLANNING PERMISSION 20250053 AT THE LION, LUDDESDOWN ROAD,
LUDDESDOWN, GRAVESEND, KENT, DA13 OXE**

This letter accompanies an application to discharge Condition 3 (Materials) of planning permission ref. 20250053 on behalf of our client Vineyard Farms Ltd in relation to the extension and alteration of the Lion Pub at Luddesdown.

This letter summarises the details submitted to address the condition sought to be discharged.

Condition 3 – Materials

The condition states:

No development shall commence above ground until details and/or samples of the facing materials including bricks, tiles, rainwater goods, windows and doors, to be used in the construction of the external surfaces of the extensions hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Core Strategy 2014.

Accompanying this submission are the proposed drawings for the site, which detail the materials to be used in the construction of the external surfaces of the extension. For further clarity, example photographs of the main facing materials have been provided within the submitted External Materials Schedule document.

The formerly proposed zinc roof is to now be finished in a more pragmatic Kingspan Quadcore KS100RW roof covering (XL Forte colour merlin grey, leather grain embossed finish) which will have the same/a very similar appearance.

The proposed timber boarding is now to be horizontal rather than vertical to match the adjacent barn.



This letter should be read in conjunction with the following documentation:

- External Materials Schedule
- Proposed Roof Plan (Ref: 25.36-PL07)
- Proposed Elevations 01 (Ref: 25.36-PL08)
- Proposed Elevations 02 (Ref: 25.36-PL09)

Summary

I trust you have sufficient information to consider the application. If, however, you require additional information, please let me know.

Yours sincerely,

