



Delegated Report

Condition Discharge Application

Planning Application No:	20260549
Location:	Boughurst Farm Leywood Road Meopham Gravesend
Description:	Application for approval of condition 3a, 5, and 6 attached to planning permission reference number 20251249 relating to a programme of archaeological work comprising of an archaeological watching brief, a lighting plan and hard landscaping works.
Applicant:	Mr Ohlson & Till
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form

Archaeological Watching Brief Written Scheme of Investigation (Document ref. 55370.1.1, dated April 2026)

Drawing no. 27680_PL_30 Rev. B (Proposed Landscape Plan)

Drawing no. 27680_PL_31 Rev. B (Proposed Lighting Plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
20251250	Application for Listed Building Consent for the demolition of porch and erection of a two storey rear extension plus internal alterations to include structural alterations to link the new extension, internal reordering to the ground and first floor, new and replacement windows and associated hard landscaping.	Permitted	26.03.2026
20251249	Demolition of porch and erection of a two storey rear extension plus internal alterations to include structural alterations to link the new extension, internal reordering to the ground and first floor, new and replacement windows and associated hard landscaping.	Permitted	26.03.2026
20240280	Application for approval of condition 3 attached to planning permission reference number 20231000 relating to an ecological enhancement plan being submitted.	Approval of details	06.06.2024
20231000	Demolition of existing workshop and storage building and construction of a new car port, workshop and storage building with associated turning and visitor parking area.	Permitted	28.11.2023
20230393	Demolition of existing workshop and storage building	Refused	13.06.2023

	and construction of a new car port, workshop and storage building with associated landscaping, turning and visitor parking areas.		
20210920	Application for Listed Building Consent for conversion of existing outbuilding to two bedroom all year round holiday let.	Withdrawn	22.02.2022
20210919	Conversion existing outbuilding to two bedroom all year round holiday let.	Withdrawn	22.02.2022
20171004	Application for the approval of condition 2 attached to planning permission reference no. 20170711 relating to details of the extractor fan.	Approval	18.01.2018
20170711	Application for Listed Building Consent for the retention of the en-suite shower room and cupboard in the fourth bedroom at first floor level.	Permission	24.08.2017
20120667	Application for Listed Building Consent for the installation of secondary glazing to all windows at first and second floor levels.	Permission	19.09.2012
19980461	The installation of a Yorkstar 24 oil fired condensing boiler in lobby leading to ground floor toilet, with a rear exit external flue.	Permission	25.09.1998
19860199	Use of land as residential garden and erection of 2.75 metre high perimeter fence to tennis court	Permission	27.06.1986

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS12 – Green Infrastructure
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings
- TC7 – Other Archaeological Sites

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places
- Section 16 – Conserving and Enhancing the Natural Environment
- Section 16 – Conserving and Enhancing the Historic Environment

Consultations, Publicity and Representations

KCC Biodiversity

No comments received.

KCC Heritage

I have reviewed the submitted archaeological WSI for the above site and consider it to be of a standard that meets the requirements of KCC and would recommend its acceptance.

Officers Analysis

Condition 3 (Archaeological Interest)

Condition 3 states as follows:

3. To ensure that features of archaeological interest are properly examined and recorded during development works:

A) Prior to any development below ground level, the applicant (or their agents or successors in title) shall secure a programme of archaeological work comprising of an archaeological watching brief so that structural building works and groundworks are observed and archaeological information is recorded. The archaeological work shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Specification, which has been submitted to and approved in writing by the Local Planning Authority.

B) The archaeological watching brief, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.

C) Within 6 months of the completion of the programme of archaeological works a Completion Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site that would be affected by the development is properly examined and recorded in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy 2014.

An Archaeological Watching Brief Written Scheme of Investigation has been submitted in relation to part A) of this condition. KCC Heritage confirmed the submitted information is acceptable.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 3A. There are further details to be submitted against the remaining parts of the condition, so it cannot yet be fully discharged. The details accord with Policy CS20 of the Gravesham Local Plan 2014, and the reason for condition 3.

Condition 5 (Lighting)

Condition 5 states as follows:

5. Prior to any development above slab level, a lighting plan must be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall include the following:

- o Be designed to follow best practice guidance within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'*
- o Site plan showing the location and types of lighting*
- o Lighting must be downward facing and/or on motion sensors.*

The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby permitted and shall be maintained thereafter.

Reason: In order to protect biodiversity interests, in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Drawing no. 27680_PL_31 Rev. B (Proposed Lighting Plan) has been submitted in relation to this condition.

There are existing swan neck and traditional wall lanterns to the corners and side elevations of the house, which are proposed to be retained and the lighting for the extension will continue this theme. Bollard lighting is also proposed. The lighting follows ecological guidance and the notes on the plan state as follows:

"...Lighting will be low wattage, at 35W maximum. Lights are to be connected to PIR sensors with time settings... This exterior lighting plan has been designed following ecological guidance as per the NPPF

2024 and 'Bats and Artificial Lighting at Night 2023' by the Bat Conservation Trust and Institution of Lighting Professionals, following guidance within the bat survey report submitted with the application (December 2025). As such, any new lighting will be installed away from all known bat roosts and designed to prevent light spill. Lux levels are to be kept to a minimum, particularly surrounding roost access points. All luminaires are to lack UV elements and feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats."

KCC Biodiversity have not commented on the details. However, the details have been fully informed by appropriate ecological guidance and design, which was the intention of the condition, and it is therefore considered that sufficient detail has been provided to satisfactorily discharge the requirements of condition 5. The details accord with Policy CS12 of the Gravesham Local Plan 2014, and the reason for condition 5.

Condition 6 (Hard Landscape)

Condition 6 states as follows:

6. Details of all hard landscaping works, including paving, levels and boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in accordance with the approved details.

Reason: In order to preserve the setting and character of the listed building and landscape, in line with Policies CS12 and CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

Drawing no. 27680_PL_30 Rev. B (Proposed Landscape Plan) has been submitted in relation to this condition.

The plan notes as follows:

"Gravel resurfacing will extend to the parking area/proposed car port as per application reference: 20231000. All existing pathways will be updated with resin bound gravel finish...New and existing patios will also be resurfaced in yorkstone paving."



Resin bound gravel in amber colour



Yorkstone paving and steps in natural colour to be installed flush with thresholds

The materials are good quality and whilst some hard landscaped areas appear larger than what was previously shown, such as the patio and paths to the south and west of the house, the hard surfacing generally reflects what was set out in the approved planning application. It must also be noted that hard standing could be laid under permitted development. It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 6. The details accord with Policies CS19 and CS20 of the Gravesham Local Plan 2014, and the reason for condition 6.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20251249 for the demolition of the porch and the erection of a two storey rear extension plus internal alterations to include structural alterations to link the new extension, internal reordering to the ground and

first floor, new and replacement windows and associated hard landscaping. It is considered that conditions 3a, 5, and 6 can be discharged.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	20th July 2026	Dated:	21 July 2026