

Application: 20251012

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr Steve Chappell
C/O Mr Tim Spicer
DHA Planning Ltd
Eclipse House
Sittingbourne Road
Maidstone
ME14 3EN**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED TEMPORARY PERMISSION** for development of land situate at:-

**Brookers Farm
Luddesdown Road
Luddesdown
Gravesend
Kent
DA13 0XE**

and being **Erection of a temporary marquee and shipping container to house a pop-up pub for a period of 6 months.** Your application dated 7th October 2025 is permitted subject to the following:-

1. The development hereby permitted is granted for a six month limited period only from the date of the commencement of the first operation of the pop-up pub. The Local Planning Authority shall be informed in writing of this date on or before the first operation. On or before six months after this date, the marquee and container and any other development associated with the pop-up pub shall be removed from the site in its entirety and the land shall be reinstated to its former condition.

Reason: In order that the situation can be reviewed at the end of the time period hereby permitted, having regard to the Green Belt and landscape impacts, in accordance with Policies CS02, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form
Planning, Design and Access Statement
Drawing no. DHA/36436/100 (Site Location Plan)
Drawing no. DHA/36436/101 (Existing Site Layout Plan)
Drawing no. DHA/36436/102 (Proposed Site Layout Plan)
Drawing no. DHA/36436/103 (Proposed Plans and Elevations Marquee)
Drawing no. DHA/36436/104 (Proposed Plans and Elevations Pop Up Pub)
Biodiversity Net Gain Assessment
Biodiversity Net Gain Metric Calculation

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

3. Notwithstanding the details on the application form and hereby approved plans and particulars, the colour of the marquee hereby permitted shall be green and shall be a non-reflective material.

Reason: In the interests of visual amenity and landscape character, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

4. There should be no amplified music in the form of DJs, karaoke or similar.

Reason: In the interests of residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

5. The development hereby permitted shall operate in accordance with the normal business hours for The Lion Pub (1200-2300 Mondays to Saturdays, 1200-2100 Sundays/Bank Holidays).

Reason: In the interests of residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

6. Any lighting for the development hereby permitted shall only be operational for the operational hours of the pop-up pub and shall be removed on the cessation of this temporary use.

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

7. The habitat shown on the approved plans to be re-established following the cessation of the temporary pop-up pub hereby permitted (including hedgerow and a new native species tree) shall be re-established within the first planting season following the dismantling of the temporary pop-up pub. The existing hedgerow should be translocated to the rear of the proposed pop-up pub and moved back to its original location once the pop-up pub has been dismantled.

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

INFORMATIVES:-

1 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the

economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 2 December 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

Your attention is drawn to the following notes.

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **For further information regarding Appeals and to make an application please click the relevant link:**
- <https://www.gov.uk/appeal-householder-planning-decision>
- <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

