



Ms Alison Webster

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

Our ref: DHA/33852

22nd December 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 0XE

I write on behalf of our client, Vineyard Farms Ltd, to request a Non-Material Amendment (NMA) to planning permission 20250053. The amendments result from ongoing detailed design considerations and largely represent improvements to functionality or aesthetics. Updated plans are submitted with this request to replace those previously approved under Condition 2, reflecting minor design amendments.

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

- Proposed Site Plan (Ref: 25.36-PL04)
- Proposed Ground Floor Plan (Ref: 25.36-PL05)
- Proposed Roof Plan (Ref: 25.36-PL07)
- Proposed Elevations 01 (Ref: 25.36-PL08)
- Proposed Elevations 02 (Ref: 25.36-PL09)

Proposed Non-Material Amendment

The following summarises the minor changes sought:

- Addition of an oak-framed entrance porch;
- Amendments to window and door openings;
- Modification to the dimensions of the western toilet block extension to conform with Building Regulations. The approved dimensions are 9212mm x 4610mm. The proposed amendment is 8773mm x 5160mm. This results in the extension becoming slightly deeper toward the road but narrower toward the existing pub;
- Removal of existing external cupboard immediately in front of the aforementioned toilet block extension;
- Minor roof alterations, including changing the restaurant roof from a discordant pitch to a symmetrical pitch and removal of roof lights;
- Relocation of the outdoor stairs; and

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- Change of materials.

The introduction of an oak-framed entrance porch will create a more clearly defined and welcoming entrance feature, improving legibility for visitors while enhancing the character of the building.

Amendments to the windows are proposed to optimise the internal layout and improve natural light, while adjustments to the doors enhance functionality and better align with the building's character.

Specifically, on the East elevation, the higher windows have been extended to full height to match the style of the front elevation. On the West elevation, a flat glazing window with an oak lintel detail above is now proposed.

The entrance door is now specified as oak with a knocker, instead of glazed with sidelights. Together, these changes create a more coherent and functional arrangement of openings that remains consistent with the approved design.

The modification to the western toilet block extension involves minor changes to the dimensions, with the extension becoming slightly deeper towards the road and slightly narrower towards the existing pub. These adjustments are necessary to comply with Building Regulations while maintaining circulation and preserving the overall appearance of the development.

The removal of the existing external cupboard immediately in front of the toilet block extension will rationalise the external layout, improve access arrangements and reduce unnecessary visual clutter.

The permitted roof form creates a void that would otherwise expose ventilation units and extraction equipment. The restaurant has been revised to form a symmetrical pitched roof, more reminiscent of a rural barn. A fence is proposed above the flint wall to screen the outdoor kitchen storage area. This fence also resolves the irregular shape left by the kitchen mass, effectively creating a more coherent form. It also provides noise attenuation for kitchen bins and plant noise.

The relocation of the outdoor stairs is proposed to the southwest of the site, utilising the existing raised platform and hardstanding. This adjustment simply provides improved and more practical access while making use of the established arrangement.

Finally, some materials have changed from those shown on the original plans. These include the formerly proposed zinc roof, which is now proposed to be finished in a more cost effective 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.

The green brick on the West toilet and East pub extension has been amended to K Rend silicone render in Pantone colour 1296-HBW-45, to better match the existing barn.



In addition, a flint and brick wall is proposed to the lower mass of the building, tying the proposal into the existing gabion wall and creating a welcoming walled garden experience.

For clarity, the list below identifies the existing approved drawings of relevance:

- Proposed Site Plan – Ground Floor (Ref: 30694D - CLA - PRSP - 00 - PD - A - 0001 P1)
- Proposed Ground Floor Plan (Ref: 30694D-CLA-PR-GF-PD-A-0001-P01)
- Proposed Roof Plan (Ref: 30694D-CLA-PR-RF-PD-A-0001-P01)
- Proposed North West and South East Elevations (Ref: 30694D-CLA-PR-ZZ-ED-A-0001-P01)
- Proposed South West and North East Elevations (Ref: 30694D-CLA-PR-ZZ-ED-A-0002-P01)

Below are the proposed replacement drawings capturing the non-material changes proposed:

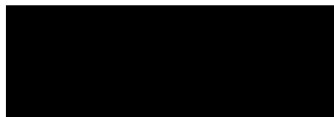
- Proposed Site Plan (Ref: 25.36-PL04)
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- Proposed Roof Plan (Ref: 25.36-PL07)
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- Proposed Elevations 02 (Ref: 25.36-PL09)

Summary

The proposed amendments do not change, in anyway, the nature of the proposed development and seek to provide minor amendments to the approved plans, intended to improve both the overall appearance and the functionality of the scheme. The changes sought are therefore not material having regard to the guidance in the PPG (Para ID:17A) and as such fall within the scope of an NMA.

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,



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