

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10/07/2024 2:40 PM from [REDACTED]

Application Summary

Address:	Beefeater Restaurant The Woodlands 217 Wrotham Road Gravesend Kent DA11 7LF
Proposal:	Application for an Existing Lawful Development Certificate for the continued use of the site as a Class E (b) restaurant.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am writing on behalf of CAMRA, the Campaign for Real Ale to object to this application. You will no doubt be aware that Whitbread plc has, today, closed 115 of its pubs that lie adjacent to Premier Inns. They have indicated that they wish to integrate these premises into the adjoining hotel by making them resident-only, or converting them to hotel accommodation or both. Our main issue with the present application is that these pubs are exactly that, public houses and have been for many years, invariably since they first opened. The crucial distinction between a pub and a restaurant is that when visiting the former you can purchase and consume just a drink. In restaurants you generally have to purchase a meal if you also want to have a drink. The Woodlands has always operated as a pub - you could go to the bar, order and receive a drink and go and consume it, no questions asked. You'll be well aware that since 2020 pubs have been in a Sui Generis class meaning that any change of use requires planning permission. Pubs also enjoy a significant level of protection under both national and most local planning policies. Achieving planning permission to change the use of a restaurant to another use is much easier than if it were a pub and we are sure this is the reason for the certificate of lawful use application. The applicants argue that the certificate should be granted because the majority of the business has been the sale of food. However, in this day and age, that applies to very many food-led pubs and accepting the principle of this argument would set a dangerous precedent. I repeat our key contention - the Woodlands is, and always has been, a pub in
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the accepted sense of what constitutes a pub i.e. somewhere you can go to just buy and consume a drink. It is not, and never has been, a restaurant.

Kind regards