



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

27 January 2026
Our Ref: TS/35870

Dear Sir/Madam

**APPLICATION TO ALTER A BOUNDARY WALL AT LUDDESDOWN COURT,
LUDDESDOWN ROAD, DA13 0XE**

Introduction

This application is a resubmission of application ref. 20250660 '*Alteration of boundary wall at Luddesdown Court and other associated works permitted*' granted consent in August 2025.

The site comprises the existing boundary wall associated with the entrance to the Grade I listed Luddesdown Court. It lies within the wider setting of the Grade II* listed Parish Church of St Peter and St Paul.

This letter should be read in conjunction with the following plans and documents:

- DHA_35870_01_SITE LOCATION PLAN Rev A
- DHA_35870_02_EXISTING SITE LAYOUT PLAN Rev A
- DHA_35870_03_EXISTING WALL DETAILS
- DHA_35870_04_PROPOSED SITE LAYOUT PLAN REV A
- DHA_35870_05_PROPOSED WALL DETAILS REV A
- Arboricultural Impact Assessment (Prepared by Broad Oak Tree Consultants Ltd)
- Heritage Statement (Prepared by Heritage Unlimited)

Proposed Development

Due to recent incidents at Luddesdown Court, the applicant would like the ability to close their entrance gates when desired for security reasons. The existing Public Right of Way (PRoW) alignment goes through the middle of the gates and therefore by shutting the gates the applicant is obstructed the public right of way.

There is however a pedestrian path to the left of the gate that deviates from the official PRoW alignment but does provide access around the gates when closed.

However, the current width of the path around the gates does not meet current PRoW standards.

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KCC's PRow team has requested that the width of the PRow to the rear of the gates (see the images below) be widened to 2m to enable people with mobility issues to use this part of the PRow.



Figure 1: Existing entrance at Luddesdown Court



Figure 2: Area of boundary wall to be moved

To facilitate the enlargement of this part of the PRow, the applicant will need to alter the alignment of the wall to the rear of the gates.



Previously as part of application ref. 20250660 a curved alignment to the replacement wall was proposed but subsequent to the planning consent KCC are insistent that the wall must have a straight alignment and match that in their draft Order for the official footpath alignment alteration.

This application has therefore altered the wall alignment to meet KCC requirements.

The height of the boundary wall will remain the same as the existing. Where the wall is required to be rebuilt it is proposed to use the same flint and brickwork. Where new material is required, similar flint and brickwork will be sourced.

Heritage Impact

The Heritage Statement, prepared by Heritage Unlimited (June 2025), has been re-submitted to support the application. The Heritage Statement confirms that the existing wall, gate piers and gate are of modern construction dating to the 1990s. The Heritage Statement concludes that the existing walls and gates are therefore not considered to be curtilage listed associated with either the Grade I listed Luddesdown Court and the neighbouring Grade II* listed Church and due to its modern construction is of no significance to the setting of these heritage assets.

The Heritage Statement, at paragraphs 6.5 to 6.7, confirms that the proposal will result in no harm or impact to the historic or significant fabric of the heritage assets, and that the proposed replacement wall, using matching style and materials, will preserve the contribution of the wall and gates to the setting of the nearby listed buildings.

This conclusion is not considered to have change in light of the proposed amendments sought as part of this application.

Therefore, in accordance with paragraph 212 and 215 of the NPPF the proposal will cause no harm to the designated heritage assets. In any event, the widening of the PRoW would be a public benefit of the proposal, allowing members of the public with mobility issues to have improved access to the PRoW when the gates are shut to Luddesdown Court.

In conclusion the proposed development meets the requirements of the Planning (Listed Conservation area) Act 1990, the requirements of the NPPF and local planning policies CS20 and TC2.

Trees

The AIA submitted with the original application has been resubmitted. Whilst the alignment of the wall has changed slightly from that approved under application ref. 20250660, the image below shows that it does not necessitate the removal of further trees beyond the previous proposals because it does not materially bring the wall closer to the left (east). This is demonstrated in the image below which shows the previously proposed wall in relation to retained tree T5 and the now proposed wall in relation to retained tree T5.

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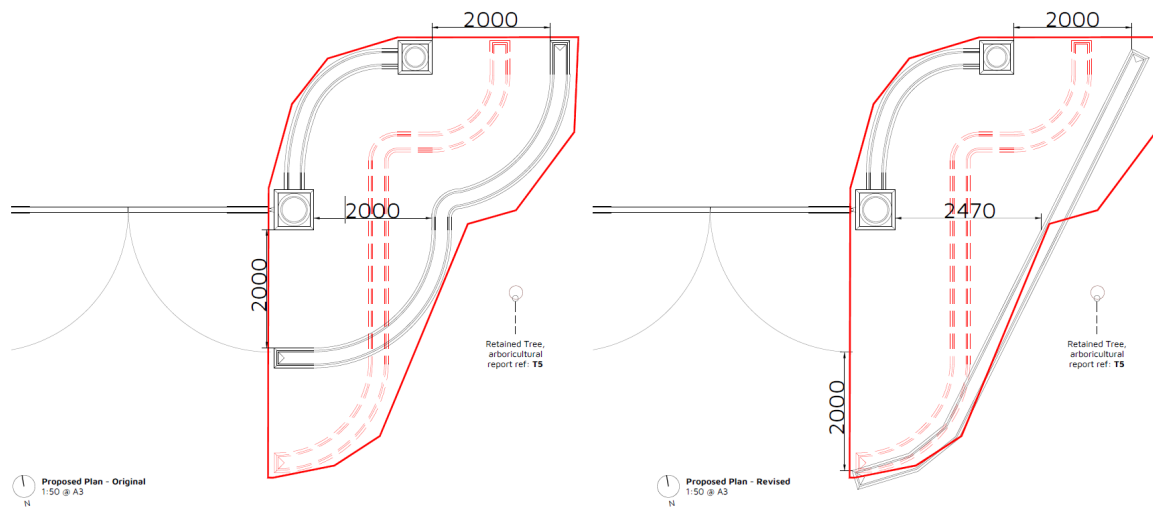
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The AIA confirms the proposal would require the removal of two young BS Category C self-seeded trees which could adversely impact on condition of the wall if retained. This situation remains the same.

The AIA confirms proposed works will require hand excavation to minimise root disturbance in respect of trees T3 and T5. This situation remains the same.

The conclusions of the AIA and the tree protection plan are therefore considered to remain valid.

Ecology

The application site area is less than 25sqm, therefore, the proposal is BNG exempt.

Summary

The alterations to the wall are required for site security reasons. KCC has requested pedestrian access around the gates, which will form the new PRoW alignment. This must enable suitable access for persons with mobility issues. KCC has stipulated that the PRoW must be 2m wide and the new wall must follow a straight alignment.



The impact of the alteration to the wall to that previously consented is negligible and there are no material considerations that suggest planning consent should be withheld.

I trust that the application is complete in all respects, but please do not hesitate to contact me should you have any queries.

Yours faithfully,



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