



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

30 June 2025
Our Ref: TS/35870

Dear Sir/Madam

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

Introduction

An application has been submitted by DHA Planning on behalf of the applicant Vineyard Farms Ltd to alter a boundary wall at Luddesdown Court, to prevent unwanted access to the property overnight.

The site comprises the existing gates, boundary wall, and piers 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.

Luddesdown Court is associated with the rural settlement of Luddesdown, which has no defined settlement confines and is in the countryside for planning policy purposes.

The site also lies within the Green Belt and Kent Downs National Landscape and the local Luddesdown Character Area.

The proposed decision of development is set out below:

"The alteration of a boundary wall at Luddesdown Court and other associated works."

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

- DHA_35870_01_SITE LOCATION PLAN
- DHA_35870_02_EXISTING SITE LAYOUT PLAN
- DHA_35870_03_EXISTING WALL DETAILS
- DRAWING NO. J66.85/01 REV A TREE CONSTRAINTS PLAN
- DRAWING NO. J66.85/02 REV A TREE PROTECTION PLAN
- Arbouricultural 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 the gates overnight for security reasons. However, the pedestrian access around the gates forms part of an existing Public Right of Way (PRoW), add reference. The current width of

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the path around the gates does not meet the current PRow standards. 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 shown in Figure 2 above.



Planning Appraisal and Policy Discussion

The site forms part of the access to the Grade I listed Luddesdown Court and is within the setting of the Grade II* Church. Therefore, policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of GBC's Core Strategy and are material to this application. The local and national planning policies require development to be visually attractive, fit for purpose and locally distinctive, whilst conserving and enhancing the character of the local built, historic and natural environment of the surrounding area surrounding local area. The policy is reflective of paragraph 135, Chapters 12 and 16 of the NPPF.

The boundary wall has been altered to widen the path to 2m. The height of the boundary wall will remain the same as the existing. Where the wall is required to be re built it is proposed to use the same flint and brickwork. Where new material is required, similar flint and brickwork will be sourced.

A Heritage Statement, prepared by Heritage Unlimited (June 2025), has been submitted to support the application. The Heritage Statement confirms that the existing wall, gate piers and gate are of modern construction constructed in the 1990s. The Heritage Statement concludes that the existing walls and gates are therefore not considered to be curtilage listed to 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.

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.

An Arboricultural Impact Assessment (AIA) along with its supporting Tree Constraints Plan and Tree Protection Plan has been submitted in support of the application. 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.

The AIA confirms proposed works will require hand excavation to minimise root disturbance. The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded Condition to ensure that the retained trees are appropriately protected during the demolition and construction works.

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

Given the above the proposal accords with the policy CS02, CS19, CS20 and TC2 of GBC's Core Strategy and the relevant provisions of the Planning (Listed Conservation area) Act 1990 and the NPPF. Therefore, the proposed development is considered acceptable.

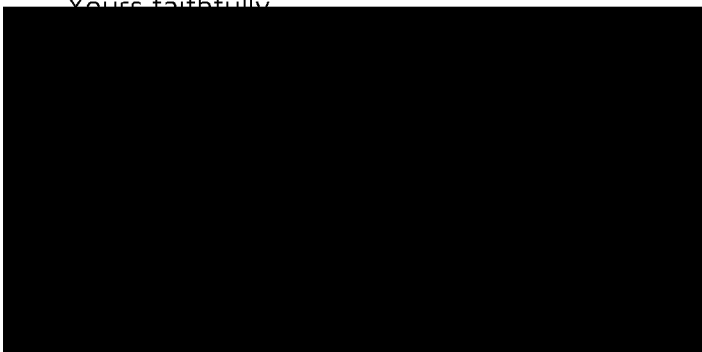
Summary

The proposal seeks to alter an existing boundary wall associated with a gated entrance to the Grade II listed Luddesdown Court. The site also lies within the setting of a Grade II* listed Church. The alterations to the wall are required for site security reasons. KCC has requested the widening the PRow to enable suitable access for persons with mobility issues.

It is evident that the existing walls is not original, built in the 1990s and do not contribute to the special interest or significance of the Grade I listed Luddesdown Court and the neighbouring Grade II* listed Church. The proposed alterations will be completed sympathetically to match the existing wall. Overall, the proposal accords with the relevant local and national planning policies. We therefore kindly request that Gravesham Borough Council grant planning permission without delay.

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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