




April 2026 Planning decisions

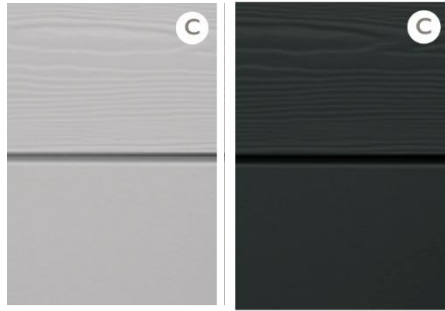
26/501060/PNR	Mount Castle Cottage Mount Castle Ln Lenham Heath ME17 2JE	No Comment
26/501058/TPOA	1 Grovelands Lenham Kent ME17 2QR	No Comment
26/500782/LAWPRO	Biggin Farm Sandway Road Sandway Kent ME17 2LU	<p>Lenham Parish Council objects to this application. The original approval for an annex was marginally approved but this application to split the property into two separate dwellings is unacceptable. The site itself is in an unsustainable location with multiple refusals by MBC to allow further development.</p> <p>We would draw your attention to 19/503276/OUT just across the lane from this property which was for several self build houses. This was rejected in line with MBC planning considerations went to appeal with the appeal being rejected in favour of MBC. The appeal decision published on the MBC website is apposite to this application the details entirely designate the unsuitability of this location.</p>
26/501211/SUB	Land North Of Old Ashford Road Lenham Kent	No Comment
26/501213/SUB	Land North Of Old Ashford Road Lenham Kent	<p>LPC objects to this sub application in that it does not comply with the variety of bricks, tiles and slates required and as specified in the Lenham Neighbourhood Plan. We would point out that when Phase one of this site was approved the Neighbourhood Plan did not exist but with its subsequent adoption by MBC it will certainly apply to the current Phase two of the development covered by this sub application.</p> <p>The enclosed appendix details our specific criticisms in terms of the need for greater variety and quality to match the other Village developments.</p>

Appendix 1

Material	Image	LPC comment
Tiles	 <p>The image shows a product display for Keymer tiles. At the top, it says 'KEYMER EST. 1588'. Below that, 'COXHILL TILES' and 'Nominal Size: 265x165mm' are listed. Three color swatches are shown: 'Dark Red' with a green checkmark, 'Autumn Brown' with a green checkmark, and 'Dark Chestnut' with a red 'X' mark. To the left of these swatches is a photograph of a single dark red tile laid on a wooden plank background.</p>	<p>Keymer – good quality tile</p> <p>Looking for a blend of dark red <i>and</i> autumn brown – preference for <i>more autumn brown across</i> the development rather than dark red. The dark red is visually harsh compared to the autumn brown.</p>

<p>Slate</p>	 <p> Slate Grey Code: 10001760 </p> <p> Slate Grey (pre-weathered) Code: 10001761 </p>	<p>Machine made 'slate' from waste slate material</p> <p>LPC require a blend of Slate and Pre-weathered where used.</p> <p>Note – the 'Kent peg tile' by Keymer is the prevailing vernacular material and should be the preference,</p>
<p>Bricks</p>	<p>VILLAGE SUNGLOW</p> 	<p>Sand faced wire cut</p> <p>LPC is not happy with wire cut brick – it does not align with the local vernacular for facing brickwork</p>

Cedral cladding



C05 Grey†

C50 Black†



Cedral Lap
 Installed in a traditional shiplap style, giving your facade beautiful, deep shadow lines.

Length 3600 mm
 Width 190 mm
 Thickness 10 mm
 Weight per plank 11.2 kg



Cedral Click
 The Cedral Click system is a fully fitting tongue and groove, making it ideal for use in a modern, clean style.

Length 3600 mm
 Width 190 mm
 Thickness 10 mm
 Weight per plank 11.2 kg



Man made cladding (avoids maintenance)

Colours are black and grey

Considering the potential range selecting two is unfortunate:



Joint detail not advised – LPC expecting ‘cedral lap and wood grain finish.

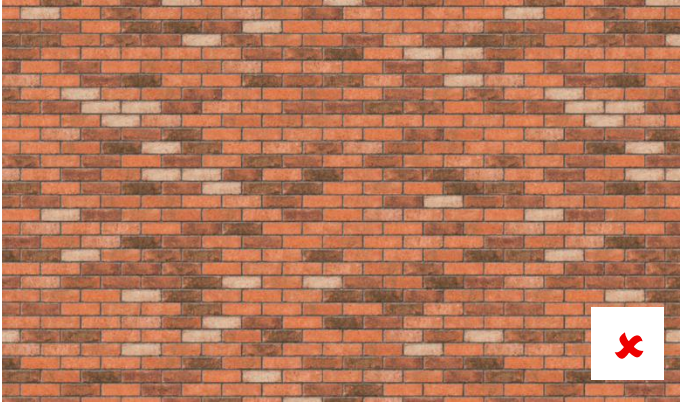

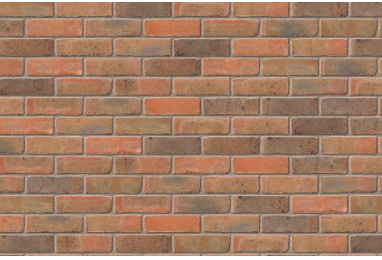



Cedral Lap

Installed in a traditional shiplap style, giving your facade beautiful, deep shadow lines.

Length 3600 mm
 Width 190 mm
 Thickness 10 mm
 Weight per plank 11.2 kg



<p>Bricks (2)</p>		<p>Variety within the batch does not present a façade that is in keeping with the typical façades of vernacular Lenham.</p>  <p>Image left is full façade example</p>  <p>Image panel left is Ibstock Facing Brick Bexhill Red Brick – LPC preferred subtle blend</p>
<p>Roof tiles</p>	 <p>Autumn (sanded)</p>	<p>Ibstock concrete tile with <i>spray applied</i> colour/finish</p> <p>Concern that colour weathers – overall finish artificial and not sufficient quality/suitable for such a prominent location.</p> <p>LPC preference is for the Keymer range listed above.</p>

Overall construction details appear traditional in approach and are acceptable.

Reference to the previous main application gives the layout and plot numbers referenced in the table for the dispersion of the materials across the project.

17/500357/HYBRID|Hybrid Planning Application comprising: - Full Application - Erection of 48 dwellings and associated infrastructure, landscaping and open space Outline Application - Erection of 102 dwellings (access, layout and landscaping to be sought)



Lenham Community Centre

The Len Valley Practice

Walden Square

AYM ROAD

OLD ASHFORD ROAD

Site 2, 3 & 4 are the existing site

Site 1 is the new site

Site 5 is the new site

Site 6 is the new site

Site 7 is the new site

Site 8 is the new site

Old Ashford Road, Lenham - Materials Schedule - Rev B_December 2025						
Plots 1 - 102 on planning permissions 17/500357 & 21/504779/REM						
Rev A_21.10.25: Roof tiles amended to Cambrian Slate following conversation with Maidstone Council on the 14th October 2025.						
Rev A_04.12.25: Amendments highlighted in yellow.						
Plot No.	Aff	Bricks	Tile Hanging	Boarding	Roof Tiles	Windows
1	Maisonettes	V	-	-	S	U
2	Maisonettes	V	-	-	S	U
3	Maisonettes	V	-	-	S	U
4	Maisonettes	V	-	-	S	U
5	AFF 3b.B	V	-	-	S	U
6	AFF 3b.B	V	-	-	S	U
7	AFF 3b.B	V	-	G	S	U
8	AFF 3b.B	V	-	G	S	U
9	AFF 2b.B	V	-	-	S	U
10	AFF 2b.B	V	-	-	S	U
11	AFF 3b.B	V	-	G	S	U
12	3b.A	W	-	B	R	T
13	3b.A	W	-	B	R	T
14	4b.H	W	-	-	R	T
15	3b.A	W	-	-	R	T
16	3b.F	W	-	-	R	T
17	4b.J	W	-	B	R	T
18	4b.J	W	-	B	R	T
19	3b.E	W	-	-	R	T
20	3b.J	W	-	-	R	U
21	3b.J	W	-	-	R	U
22	3b.B	W	-	-	R	U
23	3b.B	W	-	-	R	U
24	3b.H	W	-	G	R	U
25	3b.H	W	-	-	R	U
26	3b.H	W	-	G	R	U
27	3b.B	W	-	-	R	U
28	3b.B	W	-	-	R	U
29	3b.H	W	-	G	R	U
30	3b.H	W	-	-	R	U
31	3b.H	W	-	G	R	U
32	Maisonettes	V	-	G	S	U
33	Maisonettes	V	-	G	S	U
34	Maisonettes	V	-	G	S	U
35	Maisonettes	V	-	G	S	U
36	Maisonettes	V	-	G	S	U
37	Maisonettes	V	-	G	S	U
38	Maisonettes	V	-	G	S	U
39	Maisonettes	V	-	G	S	U
40	Maisonettes	V	-	G	S	U
41	Maisonettes	V	-	G	S	U
42	3b.A	W	-	-	S	U
43	3b.A	W	-	-	S	U
44	3b.A	W	-	-	S	U
45	3b.A	W	-	-	S	U
46	3b.A	W	-	-	S	U
47	4b.B	V	-	-	S	U
48	4b.B	V	-	-	S	U
49	AFF 3b.B	V	-	G	S	U
50	AFF 3b.B	V	-	-	S	U
51	AFF 3b.B	V	-	-	S	U
52	AFF 3b.A	V	-	-	S	U
53	AFF 2b.B	V	-	G	S	U
54	AFF 2b.B	V	-	G	S	U
55	AFF 3b.A	V	-	-	S	U
56	4b.E	W	-	-	R	U
57	5b.A	W	••	-	R	U
58	4b.G	W	-	G	R	U
59	4b.G	W	-	G	R	U
60	5b.A	W	••	-	R	U
61	4b.B	W	-	-	R	U
62	4b.E	W	-	-	R	U
63	4b.C	W	••	-	R	U
64	4b.F	W	-	B	R	T
65	3b.A	W	-	-	R	T
66	3b.A	W	-	-	R	T
67	4b.E	W	-	-	R	U
68	3b.F	W	-	-	R	U

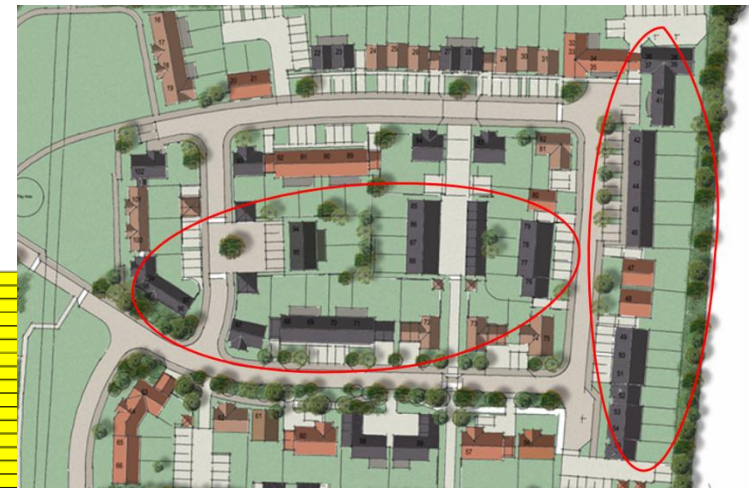
- Tile Hanging - Redland Heathland Autumn
- B Eternit Cedral Weatherboarding - Black C50
- G Eternit Cedral Weatherboarding - Grey C05
- S Redland Cambrian Slate Grey
- R Sandtoft Goxhill Dark Red handmade clay plain tiles
- T White Painted Timber Windows
- U White UPVC Windows
- W Iststock Ivanhoe Westminster
- V Forterra Village Sunglow

Notes: All garages and car ports are to have the same materials as the plots they are serving.

Only two brick types in such large groups are insufficient and at odds with the design guidance in the established Lenham Neighbourhood Plan.

There should be greater use of hanging tile as an overall proportion within the 102 units – currently only 8# units have this detail compared to 41# units with boarding (accepting that some of those are maisonettes the effect/volume is reduced).

There is too much use of the machine made slate – local vernacular as noted in the LNP is for use us Kent Peg Tiles (Keymer Autumn Brown). This is particularly important to the centre of the plat and to the right hand boundary.



69	3b.F	W	-	-	R	
70	3b.F	W	-	-	R	
71	3b.F	W	-	-	R	
72	4b.A	W	••	-	R	
73	4b.A	W	••	-	R	
74	Maisonettes	W	-	G	R	
75	Maisonettes	W	-	G	R	
76	Aff 2b.A	W	-	-	R	
77	Aff 3b.B	W	-	-	R	
78	Aff 3b.B	W	-	G	R	
79	Aff 3b.B	W	-	-	R	
80	Aff 2b.A	W	-	-	R	
81	Maisonettes	W	-	-	R	
82	Maisonettes	W	-	-	R	
83	4b.D	W	••	-	R	
84	4b.D	W	••	-	R	
85	3b.C	W	-	G	R	U
86	3b.C	W	-	G	R	U
87	3b.C	W	-	G	R	U
88	3b.C	W	-	G	R	U
89	3b.F	W	-	-	R	U
90	3b.F	W	-	-	R	U
91	3b.F	W	-	-	R	U
92	3b.F	W	-	-	R	U
93	4b.D	W	••	-	R	U
94	3b.F	W	-	-	R	U
95	3b.F	W	-	-	R	U
96	Maisonettes	W	-	B	R	T
97	Maisonettes	W	-	B	R	T
98	Maisonettes	W	-	B	R	T
99	Maisonettes	W	-	B	R	T
100	3b.D	W	-	B	R	T
101	3b.D	W	-	B	R	T
102	4b.E	W	-	B	R	T