

## October 2025 planning decisions

25/503345/LBC	23 Maidstone Road, Lenham	<p>Lenham Parish Council notes that this is a re-application of 25/500159 and that their comments on this rejected application have not been taken into account As such LPC objects to this new application.</p> <p>As stated before there is a of lack of detail and these are among the poorest drawings of a listed building in a conservation area that we have ever seen. For example there appears to be no details on the timber work to the windows – other than that they will be repaired in similar materials. Much the same comment applies to the internal work - the material specifications have not been specified in other than general terms.</p>
25/503777/FULL	Ivy House, Brenchley Field, Harrietsham	No Comment
25/503950/FULL	Corner House, The Square, Lenham, Kent, ME17 2PQ	No Comment
25/503951/LBC	Corner House, The Square, Lenham, Kent, ME17 2PQ	No Comment
25/504030/NMAMD	Land At Old Ham Lane Lenham Maidstone Kent	See Appendix below.
25/503931/SUB	West Star Farm Waterditch Lane Lenham ME17 2DY	No Comment

## Appendix - Land at Old Ham Lane Lenham

Comment:25/504030/NMAMD Land At Old Ham Lane Lenham Maidstone Kent

Lenham Parish Council objects to this application which is significant and going beyond that which we would consider a Non material amendment. The applicant should be submitting drawings showing the existing agreed plan and the now proposed. Submitting this number of drawings with no cross reference is suggestive of foul play which we find difficult to believe of Vistry.

It does make undertaking comparisons as to the extent of the 'non-material amendment' difficult to perceive. The drawings may be listed in a document, but the NMA has different references to the drawings for the original application - making any comparison difficult. In our opinion, if this was a genuine NMA - the changes could easily be presented in the summary document with extracts from drawings for each effected house type highlighted and referenced to the larger drawing.

This is not the case - which raises concern about the approach.

Starting with positives - the adjustments to the water treatment works turning head, the location of the substation and the other geometrical adjustments do not seem to be an issue. However, we are very concerned about the other proposals.

The attached PDF shows a random series of the house types - with the front elevations of each set beside the original application (as approved: 19:503995). In some instances, there are changes to the porch, others have hanging tile in lieu of masonry, there are roof pitch changes etc.

The impacts remove some of the 'delight' in such developments details such as header courses above and below windows are omitted. We do accept that there are some decorative bands of tiles (this is a presumption on the 'new' drawings as the materials are not referenced). Other issues which are plain to see relate to the topography of the site. For example, where the developer is introducing steps in the roof of a terrace block (even for a pair of semi-detached units) to assist with the ground conditions encountered on site. While acceptable in some instances, the wholesale use of this device is reflective of the need to avoid excessive bulk soil movements and even material going 'off site' - thereby saving money in the development. It is agreed that this step device in an elevation can benefit

the overall development, but it would seem here that its use throughout is testament to a poorly developed planning application or a need to address other issues on site not perceived at planning.

Neither should be the reason such change is permitted without due consideration to the wider issues - and should certainly not be regarded as an NMA.

In the ones we have set side by side, it is clear that there are differences in fenestration - units being moved and, in many cases, reduced. While alterations to internal plans are understandable, the impact externally can be to result in large panels of masonry or tile hanging that appear over bearing. This change then impacts on the composition of the unit as a whole (terrace of three or four being good examples) and the wider development. There are roof pitch changes which impact on the ridge line increasing from, for example, 8875mm to 9400mm not including the impact of the step in the ground condition/slab which further increases the height change across the multi-unit façade.

Surely such an increase cannot really be regarded as an NMA. Possibly one of the clearest examples of how this is not an NMA is in units 78-81. We have included this on page 5 of the separately attached submission. We have checked and the two clipped images are to scale. However, it is clear to see that in this example, the building has grown in length, has a stepped roof, is missing detail such as the porch on the right-hand flank wall.

This might be better perceived by the next page (also clipped below) where we have overlaid to the two drawings: Part of the roof step (arising from topographical issues) is achieved by lowering the pitch of the roof to create a step sufficient to accommodate the necessary robust details/flashings. The overall height of this unit is 100mm lower than the approved plan achieved through adjusting the roof pitch. The lengthening of the build unit is clear to see at both ends and with the omitted porch to the right. Worth noting that in the comparison attached, the focus is on the front elevation of each unit. However, there are changes to flank and rear elevations too. For the apartment blocks (the last page in the attached) the changes are less obvious but still there is impact in the overall height of the building. For some reason there is a change to the doors arrangement to the Juliet balconies - moving from equal pairs of doors in the traditional style to an excentric arrangement which affects the overall composition. The detail here is being lost compared to that which was set out in the planning application and is precisely why LPC sought and obtained the detail within the adopted Lenham

Neighbourhood Plan- particularly that sections on design and vernacular detailing. There are some 53 elevation/plan drawings in the new application - which will take a considerable time to align with the original and provide comparison.

The fact that we are only including these few is not an indication that the others are acceptable - merely that changes were found on all of these - the first selected in the list - suggesting that all will have similar issues. Slightly alarmingly - the example of plot 134 shows a handing to the windows on the ground floor and an excentric placement of the window and dormer at first floor above the front door. As this property is nearing completion (externally at least) should we presume that these changes have been built the same or are Vistry proposing to dismantle what they have built in favour of this alternative (if it gets permission). LPC remain committed to the LNP and to working with developers like Vistry. We would also welcome the opportunity to site with Vistry and their design team to achieve a result that is more acceptable to all.



Front Elevation

Front Elevation





Front Elevation

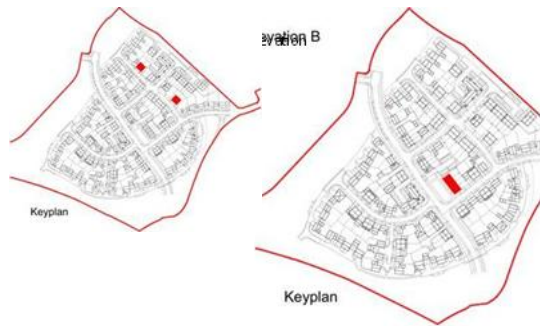


Front Elevation



Front Elevation











Plots 78-81

Front Elevation



Front Elevation



Front Elevation



FRONT ELEVATION