

Delegated Report

Approval of Details Application

Planning Application No: 20260260

Location: Canal Basin Albion Parade Gravesend Kent

Description: Application for the approval of condition 5 (Re-balancing Methodology) attached to planning reference number 20240642.

Applicant: The Embankment Marina Gravesend Ltd

Site Visit Date: N/A

Listed Building Consent was granted for alterations to swing bridge under application ref. 20240642 on 24 November 2024. This was subject to a number of conditions including no. 5 which this application seeks to discharge.

The information which has been submitted is as follows:

- Application form;
- Swing Bridge Rebalancing Methodology Technical Statement;
- Photograph – Bridge Open;
- Photograph – Fine tune balance;
- Photograph – Timber Layout;
- Photograph – Repairs;
- Photograph – Repairs 2;
- Photograph – Balance weights; and
- Photograph – Fine tune weights.

Consultees

GBC Conservation Officer

The Swing Bridge Rebalancing Methodology Technical Statement is fine but lacks detail of its execution (drawings, specifications), which I assume will be necessary to implement it and is the information we need to assess its impact on the historic structure. Are we to expect further information as part of the proposals or just leave it to the applicant to execute and hope it appears acceptable to the appearance of the historic swing bridge after the work is completed?

Officer Assessment

Condition 5:

5. Prior to the bridge coming back into use details of adjustments required to the counterbalance system of the bridge to ensure the weighted side of the bridge is balanced properly shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: *In order to ensure the weighted side of the bridge is balanced properly in order to protect*

the architectural and historic interest of this grade II listed building and the Riverside Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC2 & TC3 of the Local Plan First Review (1994).

The submitted Swing Bridge Rebalancing Methodology Technical Statement is detailed and sets out clearly the adjustments required to ensure the weighted side of the bridge is balanced properly.

The Conservation Officer has confirmed that the data in the Swing Bridge Rebalancing Methodology Technical Statement is acceptable but that no drawings and specifications had been submitted, which would be needed to implement the works.

It is the case that the bridge was actually fully refurbished without condition 5 being discharged and formally re-opened on 21 April 2026. As such the agent was asked written to and advised that officers noted that the bridge had been refurbished and come back into use, with its opening ceremony in April and could they please provide the information as required by the Conservation Officer i.e. the drawings and specifications? Also given that the re-balancing works have taken place, the agent was also asked if they could please submit a full range of photographs of the refurbished bridge so that officers could see whether the re-balancing works which had taken place appeared acceptable to the appearance of the historic swing bridge now that they had been completed.

The agent came back to the case officer to advise that all of the rebalancing works were not visible at all and the photographs demonstrate this. They advised as follows:

“The balance weights are inside the structure of the bridge, below the timber planking and therefore are not visible. There are small fine tuning balance weights in the long end of the bridge. The balancing method hasn’t changed as part of this planning permission, only the amount of weight used has changed. The target throughout the repairs was to reduce the overall weight of the bridge in order to help preserve the pivoting mechanism. We estimate we have achieved a weight reduction of 5 tonnes.”

The Conservation Officer was re-consulted on this latest information and photographs but no comments received. However it is considered that given the Conservation Officer advised that the technical details in the Swing Bridge Rebalancing Methodology Technical Statement are acceptable and that the re-balancing works cannot be seen, that sufficient information has been provided and the re-balancing works which have been carried out have not harmed the architectural or historic interest of this grade II listed bridge. As such it is considered that condition 5 attached to planning reference number 20240642 can be discharged.

Conclusion

It is considered that sufficient information has been submitted for the discharge of condition 5 attached to planning reference number 20240642.

Recommendation

Approval of Details

(See draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	14/07/2026	Dated:	15 July 2026

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