



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Atkins

Company Name

Statutory Port Authority - Port of London Authority

Address

Address line 1

London River House Royal Pier Road

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA12 2BG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Listed Building Consent for the demolition of an external stairwell, construction of a new single storey roof space, removal and relocation of the radar mast, internal refurbishment, improvements to the exterior facades and new landscaping to provide a level access to London River House and the PCC.

The existing link between the PCC and Grade II listed Royal Terrace Pier will be enhanced, and repaving works is proposed in the forecourt area of the listed pier.

Has the development or work already been started without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes

☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
- ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☐ Yes
- ☒ No

b) works to the exterior of the building?

- ☐ Yes
- ☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
- ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
- ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

On the eastern façade of the Port Control Centre (PCC), there is an existing link between the PCC and the Grade II Listed Royal Terrace pier and it is proposed that this will be retained and enhanced. As existing the accessway links from the ground floor of the PCC into the front part of the Pier. This accessway is primarily used by PLA Pilots who travel from the office onto the Pier and then onto a pilot vessel on the Thames. This can take place at anytime over a 24 hour period and for safety and security reasons it is considered essential that this link is retained, however due to the proposed removal of the eastern staircase and the façade works to the PCC the following works are required: The section of the existing link which also forms part of the eastern staircase will be demolished and rebuilt, whilst the existing part of the link between the eastern staircase and the listed pier will remain. There will be no demolition works connected to the pier itself. It is proposed that the link will be clad in the same render material as the rest of the PCC facade. The external structure of the pier itself will not be changed. Within the pier forecourt itself there will be no changes and the existing doorway and door to the link will remain in place. Further details can be found in the associated heritage statement and detailed plans

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Vehicle access and hard standing

Existing materials and finishes:

Mix of red/black brick and grey flagstones

Proposed materials and finishes:

Kentish Ragstone or similar: Hard Sandy Limestone grey in colour

Type:

External walls

Existing materials and finishes:

Existing Brick Build Structure for the Port Control Centre

Proposed materials and finishes:

Existing Port Control Centre to be over-clad with insulated textured Lime Render - see associated Design and Access Statement for further detail

Type:

Windows

Existing materials and finishes:

Aluminium Fixed window system

Proposed materials and finishes:

Aluminium Fixed window system

Type:

Other

Other (please specify):

Proposed Level 4 extension

Existing materials and finishes:

Brick build shed on roof of Port Control Centre

Proposed materials and finishes:

Metal cladding system to rooftop extension. Please see associated Design and Access Statement for further detail

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see document 'Appendix 1 List of Planning Submission Documents - LBC application for the full list of submitted plans and documents

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

Proposed application sites alongside an associated Section 73 application to amend planning consent 20221294. This LBC application is to address these amendments and effectively supersede the current LBC consent (ref: 20221295) for the proposed development, which underwent full consultation

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

☒ Yes

☐ No

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:

***** REDACTED *****

House name:

Highways & Transportation

Number:

4

Suffix:

Address line 1:

Javelin Way

Address Line 2:

Henwood Industrial Estate

Town/City:

Ashford

Postcode:

TN24 8AD

Date notice served (DD/MM/YYYY):

24/03/2025

Person Family Name:

☒ The Applicant
☐ The Agent

Mr

Michael

Atkins

24/03/2025

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Michael Atkins

Date

16/04/2025