



Application: 20230788
Your Reference: EDC/23/0072

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Ebbsfleet Development Corporation**
Ebbsfleet Development Corporation
The Observatory
Castle Hill Drive Castle Hill
Ebbsfleet
Kent DA10 1EE

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **WT Henley Building**
Land At Crete Hall Road
Northfleet
Kent

and being **EDC RE-CONSULTATION EDC/23/0072 - Non-material amendment to conditions 1, 3, 4, 5 and 7 of reserved matters approval reference EDC/22/0050 to allow for the phased submission of details to facilitate phased delivery of the development.**

Referred to in your application dated 20 July 2023.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

In relation to the revised submissions, the EDC is requested to consider the comments from the Borough Council's Conservation Officer:

The ventilation of the upper floors while unoccupied should be addressed. It is good practice to ensure ventilation of the interior to reduce damp issues. This will require the temporary window panels to allow some form of ventilation, which could be by simply offsetting the panels and allowing a 10mm airgap to the upper/lower section of the panel.

In addition, the long-term financing of the Site Management Company should be considered as this can be an area of future conflict if not clearly stated as non-profit making or majority residential occupier controlled.

The EDC is thanked for consulting the Borough Council.

Dated this 8th day of August 2023

Address; Civic Centre
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Gravesend
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DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service