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Dear Team

Please find with this letter a full Listed Building Consent (LBC) application, to align with an associated Section 73 application in relation to a proposal to amend the condition 2 (Approved Plans) attached to the extant permission for development previously granted on this site (20221294) and the current LBC (20221295). This LBC application is intended to supersede the current LBC to ensure alignment with the proposed changes applied for under the associated Section 73 application.

The proposal itself is unchanged from the 20221295 consent description for the:

"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."

This will enable the delivery of the consented development for the refurbishment and extension of the Port of London Authority's (PLA) Port Control Centre building, situated within the PLA's London River House complex at Royal Pier Road, Gravesend. The project also continues to aim to improve the access to the London River House complex for staff and visitors and enhance and bring up to date the surrounding public realm, ensuring there is a consistent approach and a welcoming entrance that is in keeping with the wider Conservation Area which this site is located in.

This project forms the largest single investment in the PLA's core safety of navigation activities in more than two decades and is key part of the PLA's plans for growth, captured in the PLA's Thames Vision 2050 (2022) plan, to ensure that this site in Gravesend continues to act, both now and into the future as the key base of operations for the entirety of the PLA as part of a modern, future proofed facility.

As the UK's largest port by volume of cargo handled the port sustains more than 48,000 full time equivalent jobs across the Tidal Thames including within Gravesham and an annual gross economic value added in excess of £4 billion. Through the Thames Vision 2050 forecasts show that between now and 2050, trade in the port will continue to rise to meet growing demand, from 50 million tonnes annually to 70-80 million tonnes. This will require continued investment to achieve sustainable growth in port trade including in jobs across the riparian boroughs and is a key reason for the PLA embarking on this project to ensure the authority is equipped to continue to operate a busy, growing and complex port.

In addition a key theme of this proposal will continue to ensure it aligns with the PLA's sustainability goals, who in 2020 announced plans to more than half carbon emissions relative to a 2014 baseline by 2025, and achieve net zero by 2040 or sooner. Therefore as part of the proposed development the project team has continued to identify three core goals for the project to deliver. These are:

- Minimise embodied carbon
- Minimise operational carbon

- Increase health and wellbeing of users.

To confirm, as shown on the associated submitted drawings, the landscaping proposals in front of the Grade II Royal Terrace Pier (including the forecourt repaving) and Alexandra house are unchanged and the amendments purely relate to the frontage of the London River House and the Port Control Centre areas. Furthermore to confirm no changes are proposed to the enhancement works to the existing link between the PCC and Grade II listed Royal Terrace Pier from the consented scheme.

The associated document 'List of Documents and Plans – LBC Application' lists the submitted documents, including highlighted those that differ from the current LBS Consent

We trust that the contents of this submission are sufficiently clear. Should you have any queries please contact Michael Atkins, Senior Planning Officer at the PLA via the contact details contained at the top of this letter.

Yours Sincerely

A handwritten signature in blue ink, appearing to be 'Michael Atkins', written in a cursive style.

Port of London Authority