

Delegated Report

Approval of Details Application

Application no:	20250770
Location:	Port Of London Authority London River House Royal Pier Road Gravesend
Description:	Application for the approval of condition 11 attached to planning permission reference number 20221294 relating to full details of its (refuse store) appearance and size.
Applicant:	Mr Michael Atkins
Site Visit Date:	N/A

Planning permission was granted for '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' under application ref. 20221294 on 20 April 2023. This was subject to a number of conditions including condition no. 11 which this application seeks to determine.

Condition 11 is as follows:

11. Prior to the re-located refuse store first coming into use full details of its appearance and size 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 and shall be thereafter retained for such purposes at all times.

Reason: *In order to ensure the development is served by a suitable refuse storage area and to protect the visual amenities of the building and the surrounding area, the setting of the adjacent Grade II Listed Royal Terrace Pier and the character and appearance of the Riverside Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.*

The information submitted in pursuance of this condition is:

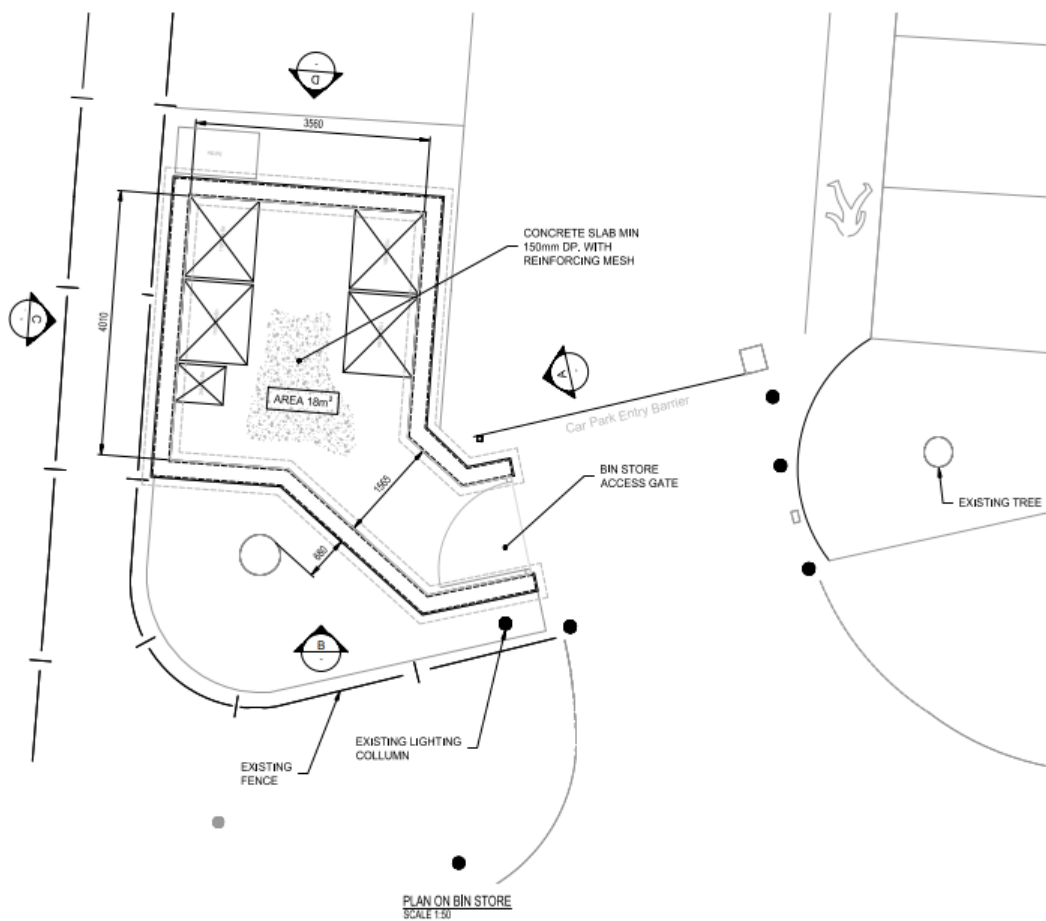
- Application form; and
- Drawing no. 600-PLA-01-LRH-DR-0001 Rev. P01 – General Arrangement New Bin Store.

Analysis

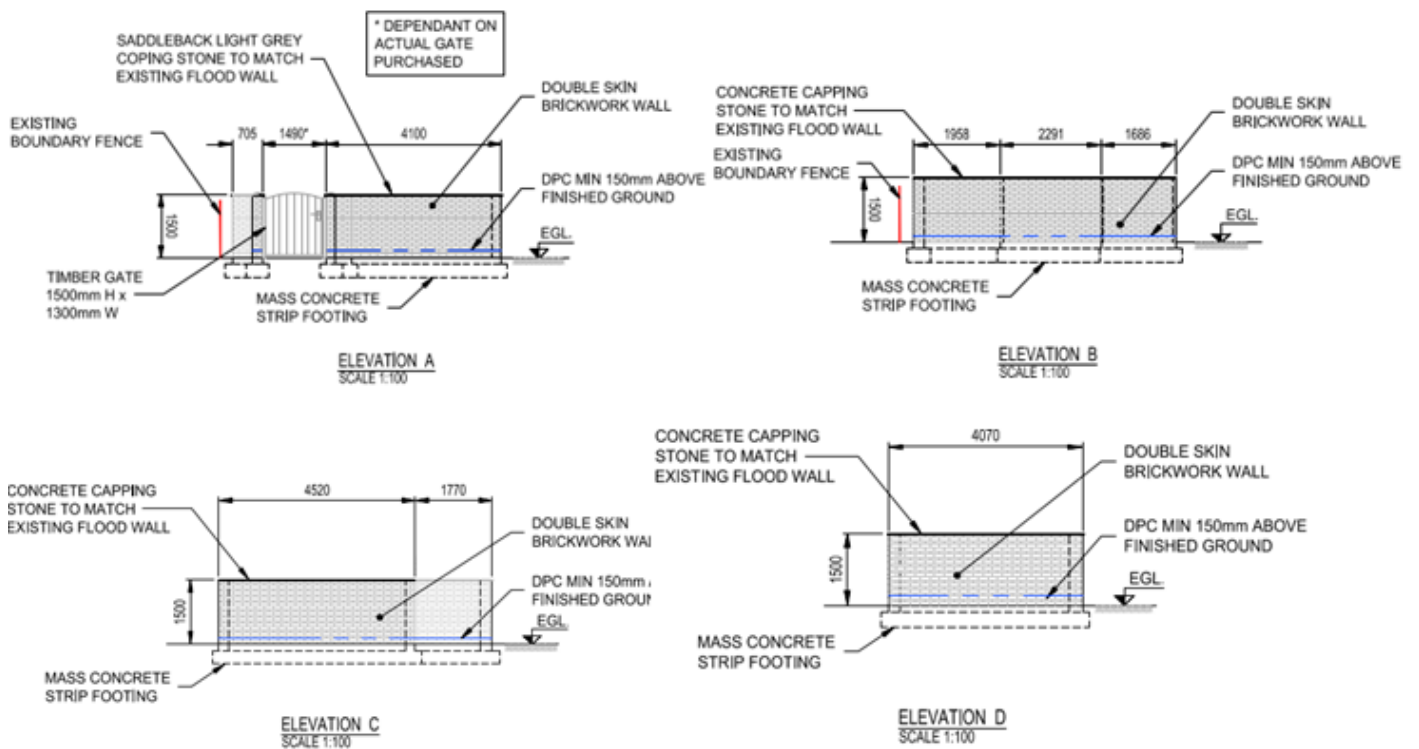
The General Arrangement New Bin Store plan submitted shows that the bin store will be located in the south western corner of the site just to the western side of the car park entry barrier. It would be an area 18 sq. m which would contain 1100 Litre Bin x4 and 240 Litre Bin x1. It would have a wall which would be 1.5m in height surrounding it with a light grey coping stone on top and a timber access gate:



Site Plan



Plan of bin store



Elevations of bin store

The bin store would provide a sufficient amount of bin storage in terms of the number of bins to be provided and the variety of bins to serve the offices of the Port of London Authority. The bin store would be discreetly sited in a corner of the site behind the surrounding walls which are proposed and the existing boundary fencing beyond. The refuse store is in close proximity to Royal Pier Road for collection by the refuse vehicles.

The refuse store is located in an acceptable place on the site where it will be able to be easily accessed by refuse vehicles and discreetly located in terms of visual amenity. It would be sufficiently screened and would not have a harmful impact on the character or appearance of the Riverside Conservation Area.

It is considered that the submitted refuse details will ensure the development is served by suitable refuse storage which will be able to be easily accessed and that will preserve the character and appearance of the Riverside Conservation Area.

Conclusion

The proposed refuse storage details are considered acceptable and it is considered that condition 11 attached to planning permission reference number 20221294 can be discharged.

Recommendation: Approval of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	24th September 2025	Dated:	24th September 2025