



Delegated Report

Approval of Details Application

Planning Application No: 20251146

Location: Hartshill Bungalow Thong Lane Gravesend Kent

Description: Application for approval of condition 2 attached to planning permission reference number 20250108 relating to a Code of Practice for Demolition to include an asbestos survey.

Applicant: c/o agent

Submitted Documents/Plans

Application Form;

Cover Letter – Prepared by Carter Jonas

Demolition Plan Incorporating CPP / CEMP – Prepared by Wring Group – Dated 07/10/25:

Asbestos Management Survey Report – Prepared by MCP – Dated 26/03/2024

Relevant Planning History

20250108	Demolition of residential dwelling and change of use of the land for storage purposes associated with the construction of the Lower Thames Crossing	Permitted	27.08.2025
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Consultations, Publicity and Representations

GBC Environmental Protection (First Comments)

An asbestos survey has been undertaken and submitted which concludes that no asbestos containing materials were found within the building or on site. This is acceptable and demonstrates that no special precautions/measures for asbestos are needed during the demolition of the building.

However, the cover letter refers to a 'Demolition Plan incorporating a Construction Environment Management Plan (CEMP) dated 07.10.25....' having been submitted. This document is not shown on either the planning case on the planning website or the internal planning document system (NECDM). This document will need to be submitted for review in order for a recommendation regarding the discharge of the condition to be made.

Please re-consult once this document is available.

GBC Environmental Protection (Final Comments)

Demolition Plan/CEMP has now been submitted and reviewed. The document is acceptable and there is no objection to Condition 2 being fully discharged.

National Gas Transmission

No objection to the proposed works.

Officer's Analysis

The application is for the approval of condition 2 (Code of Practice for Demolition) attached to approved planning application 20250108.

Code of Practice for Demolition

2. *Within 42 days of the date of this approval and prior to demolition a Code of Practice for Demolition to include an asbestos survey shall be submitted to and approved in writing by the Local Planning Authority. The demolition of the building shall be undertaken within 35 days of this condition being discharged and in strict adherence with the approved Code of Practice for Demolition.*

Reason: To safeguard conditions of amenity in accordance with Policy CS19 of the Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

The applicant has submitted a Demolition Plan Incorporating and an Asbestos Management Survey Report. The submitted asbestos survey concludes that there are no asbestos containing materials within the site. As such no special measures for the removal of asbestos during the demolition are required. The

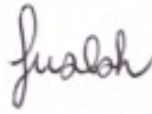
A Demolition Plan and a Construction Environment Management Plan have also been submitted. This has been reviewed by the Councils Environmental Protection Team, who has confirmed the details are acceptable.

As such it is considered that the details are acceptable and condition 2 of 20250108 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	16th January 2026	Dated:	16 January 2026