

Application: 20241119

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Custom House (Gravesend) Limited
C/O Mr Nic Smith, Turner Jackson Day Associates
Radio House
Thanet Way
Whitstable
CT5 3QX**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 9th December 2024 in respect of:-

Application for the approval of condition 8 attached to planning permission reference number 20240687 relating to joinery details of all new windows and doors including architraves/surrounds. Joinery details of all existing windows and doors to be repaired with a full schedule of the repair works for each window and door. Scaled drawings and details of the repair works to existing original features. Scaled drawings of all new internal and external joinery. Scaled drawings and details including a method statement of all fire protection and sound and thermal insulation measures. Scaled drawings and details of all new internal walls. Scaled drawings and details of all services including external pipework, vents and flues. Details of the repair works to the existing lead flashing and guttering including details of any new flashing and guttering. Details of all new flooring and repair of existing historic flooring. Scaled drawings and details of the new opening in the Old Boathouse. Method statement for the new openings in the spine wall including details of the proposed materials for the reveals of the openings. Scaled drawings and details of the repair works to the railings. Scaled drawings and details of the new vehicular gate. Scaled drawings and details of the repair works to the section of spine wall in connection with the demolition of the Workshop. Details of the repair works to the brick wall and timber gates in front of Custom House including details of the new pier. Details of all mortar mix and pointing finish; and Details of the location, design and appearance of the Historic Interpretation board(s).

at: **Custom House
The Terrace
Gravesend
Kent
DA12 2BW**

Your attention is drawn to the following informatives

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application form;

Drawing no. C14.1 Rev. P01 - Main House Elevations Door and Window Types;
Drawing no. C14.2 Rev. P01 - Outbuildings Elevations Door and Window Types;
Drawing no. C14.3 Rev. P01 - Workshop Elevations Door and Window Types;
Drawing no. C14.4 Rev. P01 - Boathouse Elevations Door and Window Types;
Drawing no. C14.5 - New Build Elevations Door and Window Types;
Drawing no. C14.6 -Door and Window Types Elevations Main Building;
Drawing no. C14.7 - External Door Types Elevations Outbuildings;
Drawing no. C14.8 - Window Types Elevations 1 of 3 Outbuildings;
Drawing no. C14.9 - Window Types Elevations 2 of 3 Outbuildings;
Drawing no. C14.10 - Window Types Elevations 3 of 3 Outbuildings;
Drawing no. C14.11 - Door and Window Types Elevations Workshop;
Drawing no. C14.12 - Door and Window Types Elevations Boathouse;
Drawing no. C14.13 - Window Types Elevations New Build;
Drawing no. C14.14 Rev. P01 - Single Glazed Timber Box Sash Window Details Sheet 1;
Drawing no. C14.15 Rev. P01 - Single Glazed Timber Fixed Window Details Sheet 2;
Drawing no. C14.16 - Double Glazed Timber Sprung Sash Window Detail 3;
Drawing no. C14.17 Rev. P01 - Single Glazed Timber Flush Casement Window Details Sheet 3;
Drawing no. C14.18 - Double Glazed Aluminium Fixed Window Detail 5;
Drawing no. C14.19 Rev. P01 - Double Glazed Aluminium Casement Window Details Sheet 4;
Drawing no. C14.20 Rev. P01 - Double Glazed Aluminium Casement Window Details Sheet 5;
Drawing no. C14.21 Rev. P01 - Conservation Style Rooflight Details Sheet 1;
Drawing no. C14.22 Rev. P01 - Aluminium Rooflight Details Sheet 2;
Drawing no. C14.23 Rev. P01 - Single Glazed Timber French Doors External Door Details Sheet 1;
Drawing no. C14.24 Rev. P01 - Timber Front Door External Door Details Sheet 2;
Drawing no. C14.25 - Crittall Arch Doors Door Detail 3;
Drawing no. C14.26 Rev. P01 - Double Glazed Aluminium Door External Door Details Sheet 4;
Drawing no. C14.27 - Double Glazed Aluminium Door W/Surround Door Detail 5;
Drawing no. C14.28 - Double Glazed Aluminium Sliding Door Detail 6;
Drawing no. C14.29 Rev. P01 - Boathouse Details 1 Wall and Floor Junctions;
Drawing no. C14.30 - Boathouse Details 2 Wall and Floor Junctions;
Drawing no. C14.31 - Workshop Details Wall and Floor Junctions;
Drawing no. C14.32 - New Build Details 1 Wall and Floor Junctions;
Drawing no. C14.33 Rev. P01 - New Build Details 2 Wall and Floor Junctions;
Drawing no. C14.34 - New Build Details 3 Wall and Floor Junctions;
Drawing no. C14.35 - Outbuilding Details 1 Wall and Floor Junctions;
Drawing no. C14.36 - Outbuilding Details 2 Wall and Floor Junctions;
Drawing no. C14.37 - Outbuilding Details 3 Wall and Floor Junctions;
Drawing no. C14.38 - Outbuilding Details 4 Wall and Floor Junctions;
Drawing no. C14.39 Rev. P01 - Main House Details 1 Wall and Floor Junctions;
Drawing no. C14.40 Rev. P01 - Main House Details 2 Wall and Floor Junctions;
Drawing no. C14.41 Rev. P01 - Main House Details 3 Wall and Floor Junctions;
Drawing no. C14.42 Rev. P01 - Main House Details 4 Wall and Floor Junctions;
Drawing no. C14.43 - Main House Details 5 Wall and Floor Junctions;
Drawing no. C14.44 - Site Entrance Gate Details;
Drawing no. C14.45 - Internal Joinery Profiles;
Drawing no. C14.46 Rev. P01 - New Modern Style Timber Door External Door Details Sheet 7;
Drawing no. 212 Rev. P03 - Proposed External Services Elevations New Build;
Drawing no. 224 Rev. P03 - Proposed External Services Elevations Boathouse;
Drawing no. 233 Rev. P03 - Proposed External Services Elevations Workshop;
Drawing no. 244 Rev. P03 - Proposed External Services Elevations Outbuildings;
Drawing no. 258 Rev. P03 - Proposed External Services Elevations Main House;
Drawing no. 1165 Rev. T1 - Floor Finishes Plan Lower Ground Floor;
Drawing no. 1166 Rev. T1 - Floor Finishes Plan Upper Ground Floor;
Drawing no. 1167 Rev. T1 - Floor Finishes Plan First Floor;
Drawing no. 1168 Rev. T1 - Floor Finishes Plan Second Floor;
Drawing no. 1169 Rev. T1 - Floor Finishes Plan Third Floor;
Drawing no. 1170 Rev. T1 - Ceiling Treatment Plan Lower Ground Floor;
Drawing no. 1171 Rev. T1 - Ceiling Treatment Plan Upper Ground Floor;
Drawing no. 1172 Rev. T1 - Ceiling Treatment Plan First Floor;
Drawing no. 1173 Rev. T1 - Ceiling Treatment Plan Second Floor;

Drawing no. 1174 Rev. T1 - Ceiling Treatment Plan Third Floor;
Drawing no. 1176 Rev. T1 - Original Features Plan Main House - Lower Ground Floor;
Drawing no. 1177 Rev. T1 - Original Features Plan Main House - Upper Ground Floor;
Drawing no. 1178 Rev. T1 - Original Features Plan Main House - First Floor;
Drawing no. 1179 Rev. T1 - Original Features Plan Main House - Second Floor;
Drawing no. 1180 Rev. T1 - Original Features Plan Main House - Third Floor;
Drawing no. SK52.3 Rev. P3 - Spine Wall Structural Opening Details Option 3;
Brickwork Details;
Repair Works to Existing Windows and Doors Custom House Main Building;
Fire Protection, Acoustics and Thermal Insulation Details;
Brick Wall and Timber Gates Repair Work to Front of Custom House;
Lead Works;
Railing Repair Works;
Repair Works to Spine Wall in Connection With Demolition of Workshop Building;
Historic Interpretation Board Details; and
Repair Works to Existing Original Features - Rev. A.

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 14 November 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.

- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.