



Delegated Report

Approval of Details Application

Application no: 20241119

Location: Custom House, The Terrace Gravesend Kent

Description: 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).

Applicant: Custom House (Gravesend) Limited

Site Visit Date: N/A

Planning permission was granted for 'Application for the variation of condition 2 attached to planning permission reference number 20210757 for the redevelopment of the site including demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with external alterations and erection of a new three storey building to provide 27 residential units with associated landscaping and parking. To allow; for internal and external alterations to facilitate additional bedspaces to increase the number of bedrooms in the development' on 05 March 2025 under application ref. 20250439. This was subject to a number of conditions including condition no. 8 which this application seeks to discharge.

The information that has been submitted in pursuance of this condition is:

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.

Superseded

~~Drawing no. 212 Rev. P02 – Proposed External Service Elevations New Build;~~
~~Drawing no. 224 Rev. P02 – Proposed External Services Elevations Boathouse;~~
~~Drawing no. 233 Rev. P02 – Proposed External Services Elevations Workshop;~~
~~Drawing no. 244 Rev. P02 – Proposed External Services Elevations Outbuildings;~~
~~Drawing no. 258 Rev. P02 – Proposed External Services Elevations Main House;~~
~~Repair Works to Existing Original Features;~~
~~Drawing no. C14.1 – Main House Elevations Door and Window Types;~~
~~Drawing no. C14.2 – Outbuilding Elevations Door and Window Types;~~
~~Drawing no. C14.42 – Main House Details 4 Wall and Floor Junctions;~~
~~Drawing no. C14.3 – Workshop Elevations Door and Window Types;~~
~~Drawing no. C14.4 – Boathouse Elevations Door and Window Types;~~
~~Drawing no. C14.14 – Single Glazed Timber Box Sash Window Detail 1;~~
~~Drawing no. C14.15 – Single Glazed Timber Fixed Window Detail 2;~~
~~Drawing no. C14.17 – Double Glazed Timber Flush Casement Window Detail 4;~~
~~Drawing no. C14.19 – Double Glazed Aluminium Casement Window Detail 6;~~
~~Drawing no. C14.20 – Double Glazed Aluminium Casement Window Detail 7;~~
~~Drawing no. C14.21 – Conservation Style Rooflight Detail 1;~~
~~Drawing no. C14.22 – Aluminium Rooflight Detail 2;~~
~~Drawing no. C14.23 – Double Glazed Timber French Doors Door Detail 1;~~
~~Drawing no. C14.24 – Composite Front Door Detail 2;~~
~~Drawing no. C14.26 – Double Glazed Aluminium Door Detail 4;~~
~~Drawing no. C14.29 – Boathouse Details 1 Wall and Floor Junctions;~~
~~Drawing no. C14.33 – New Build Details 2 Wall and Floor Junctions;~~
~~Drawing no. C14.39 – Main House Details 1 Wall and Floor Junctions;~~
~~Drawing no. C14.40 – Main House Details 2 Wall and Floor Junctions;~~
~~Drawing no. C14.41 – Main House Details 3 Wall and Floor Junctions;~~

Consultations

GBC Conservation Officer- 09/04/2025

I've been through the detail drawings, I think there were some 74 of them. Most will be okay but some will need to be revised because of the recent pre app requiring single glazed windows. Most of the joinery details appear to be for modern standard joinery details rather than traditional constructed joinery – window cills appear too thin and timber sections made up of glued sections. The following comments are specific to drawing numbers, in no particular order.

Drawings C14.41, C14.39

There is a section drawing showing the new suspended ceilings where the metal supports are fixed to the existing structure through the existing lath and plaster ceiling. This detail has potential to cause excessive damage to the lath and plaster ceiling and needs further consideration, possibly with a method statement as it leaves too much to the contractor to achieve with potential excessive damage and harm resulting.

Drawing C14.33

I'm not convinced that the Cupa Pizarras Natural Slate detail works. Why is it not lapped and simply screwed to the substrate? There is more information needed to explain/cross reference this external cladding information. Is this the correct material following the current pre app information regarding Canadian Slate?

Drawing C14.40

More information required on fire separation detail where lath and plaster is to be removed. I have seen contractors hack and strip large sections of ceiling with total disregard to minimising loss of historic fabric. This must not be allowed to happen. Methodology required.

Drawing C14.23, 17, 16

Revised joinery details required following recent pre app.

Drawing C14.21 & 22

Rooflights must be flush with the roof slate, which requires a conservation rooflight flashing detail, not the standard one.

Drawing C14.24 & 45

This shows a composite door, the pre app states will be swapped for timber.

Drawing C14.25

Crittall details for the arched openings is acceptable.

Drawing C14.14

These are modern joinery details, taken from standard factory manufactured joinery and are not acceptable on this building. Suggest sourcing an alternative manufacturer for traditional joinery detailing using correct glazing bar details and traditional putty to glazing. The box sash section shows the box sash external frame return completely concealed by the brickwork reveal. This is incorrect and should show around 20mm of the box frame externally.

Drawing C14.15

I think this window is incorrectly annotated as the outside face looks like it should be the inside face, or the window frame detail needs revising to ensure rainwaters does not ingress.

Drawings C14.6

Window Type 7 should be altered to an arched top sash with arched glazing bar. There are various iterations on the building but some are more modern than others and the arched top sash with arched glazing as seen on the two tall sash windows on the rear managers wing are the original pattern.

Drawings - Various details and plans regarding the closing up of original doors.

There are details showing the closing up of doors onto the hallway from the staircase, where the original door and architrave are retained and reveals adjusted. The question is do the door reveals have panelling or are they flush faced as this could impact on the panelled face. Also the architrave is shown as being removed inside the room. This should be retained and possibly recessed to allow open shelving if opening reveal is not panelled.

Drawing 1735/224, 244, 258

Rain Water Goods to be revised following the pre app.

Drawing 1735/1168, 1167, 1166, 1165

Further consideration is required of carpeting to stairs as these have various levels of historic significance with potential adverse impact depending on the method of fixing and edge detailing. Required drawn details and fixing types and methods. In some instance carpeting may not be acceptable due to impact on the historic stair. There is a hierarchy of historic significance for each stairwell, which need to be considered.

GBC Conservation Officer- 29/07/2025

I've been through these and they are acceptable for discharge of condition 8. Rooflights still aren't flush with the roof, but it's a minor point in their locations!

The additional information is helpful and the proposal is acceptable subject to agreeing how the revealed stone steps will be cleaned and what fixings are proposed in order to understand potential harm to the stone staircase and how it is to be mitigated.

GBC Conservation Officer- 04/11/2025

I've looked through the attached documents and these now address the issues raised regarding the cleaning and repair of the staircases, so can be signed off.

Analysis

Condition 8 of planning permission ref. 20240687 is:

Notwithstanding the submitted drawings and documents, prior to any above groundworks the following information shall be submitted to and approved in writing by the Local Planning Authority:

- Drawings to a scale of 1:10 with 1:2 or 1:1 joinery details of all new windows and doors including architraves/surrounds;
- Drawings to a scale of 1:10 with 1:2 or 1:1 joinery details of all existing windows and doors to be repaired together with a full schedule of the repair works for each window and door which should correlate with each being numbered on corresponding elevation drawings/photographs;
- Scaled drawings and details of the repair works to existing original features including staircases, fireplaces, skirtings, cornicing, architraves and how they are to be preserved within the scheme;
- 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 and cupboards;
- 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).

Reason: To protect the architectural and historic importance of the grade II listed Custom House and Gazebo and the curtilage listed buildings and their setting including the setting of other nearby listed buildings and to protect 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.

As can be seen above, the Conservation Officer raised several points regarding the original information submitted with the application. These comments were passed onto the agent and further advice was also given from the Conservation Officer on several queries which the agent had on the comments given. Revised drawings were received and the Conservation Officer advised that all of the information was acceptable apart from information was needed on how the revealed stone steps will be cleaned and what fixings are proposed in order to understand potential harm that may be caused to the stone staircase and how it might be mitigated. The agent provided this information and the Conservation Officer advised that sufficient information had now therefore been submitted to discharge condition 8.

As such it is considered that condition 8 of planning permission ref. 20240687 can be discharged.

Conclusion

Sufficient information has been submitted to discharge condition no. 8 of planning permission ref. 20240687 and it is recommended it 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:	14th November 2025	Dated:	14th November 2025