

Delegated Report

Approval of Details Application

Application no: 20260539

Location: Custom House The Terrace Gravesend Kent

Description: Application for the approval of condition 16 (hard landscaping and boundary treatments) and condition 25 (riparian life saving equipment) attached to planning reference number 20240687.

Applicant: Custom House (Gravesend) Limited

Site Visit Date: N/A

Planning permission was granted under application ref. 20240687 on 05 March 2025 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.' This was subject to a number of conditions including nos. 16 and 25 which this application seeks to discharge.

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

- Application form;
- Stone Engraving – Proposed;
- Drawing no. C16-1 – Proposed Hard Landscaping and Boundaries Plan;
- Drawing no. C16-2 – Proposed Boundary Details;
- Drawing no. C25-1 – Proposed Riverside Plan Boundaries Plan;
- Letter from agent addressing conditions 16 (hard landscaping boundary treatments) and 25 (riparian life saving equipment); and
- Condition 25 Supporting Statement.

Consultations

Port of London Authority – 17.07.2026

No objection to the discharge of both conditions

Port of London Authority – 10.07.2026

I am happy with the response in relation to the gate and the life saving equipment, they may want to consider adding what3words to the housing as that will provide the emergency services with a much more accurate location, but I don't think this should prohibit discharge of condition 25. They didn't answer my second point as to why no details were provided for the river related area – as such I would recommend partial discharge of condition 16.

There is no in principle objection to the submitted documents but it would be useful to have clarification on two points: The supporting statement advises that there is no direct access to the river and that the access to the riverside is located to the east via a gated entrance with access managed by the site management company. Can the Applicant confirm the height etc of this gated entrance as no details are provided and advise whether the only access to the riverside area will be for the river related use. If this is the case then the amount of life saving equipment that is proposed would appear to be reasonable, albeit details should be provided to the Council of the housing lifebuoy housing and it should be marked with locational details, instructions on how to use the equipment and who to call if the equipment is lost or damaged. The lifebuoy should also be marked with the owners name so that it can be returned if it is removed from its housing at any point. However if it is possible that the public could have access to any part of the area then further details will need to be provided as what is proposed may not be sufficient.

The second point of clarification relates to the extent of the application. No details are provided of the river related area – as this formed part of the red line it is unclear why no details are provided for this area. In the absence of these details should it not be a particular discharge of condition 16?

Environment Agency

This application relates to conditions that were not requested by us, we therefore have no comments to make with regards to the discharge of conditions.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

Analysis

Condition 16

16. Prior to any part of the permitted development being occupied or used and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- *proposed boundary treatments,*
- *hard surface finishes to the vehicle parking areas;*
- *details of the pedestrian access and circulation areas including to the amenity areas.*

The approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason: *To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5 of the Gravesham Local Plan First Review (1994).*

Boundary treatments

In the order of from the front of the site (where Custom House is) to the back:

Those existing boundary treatments that shall remain:

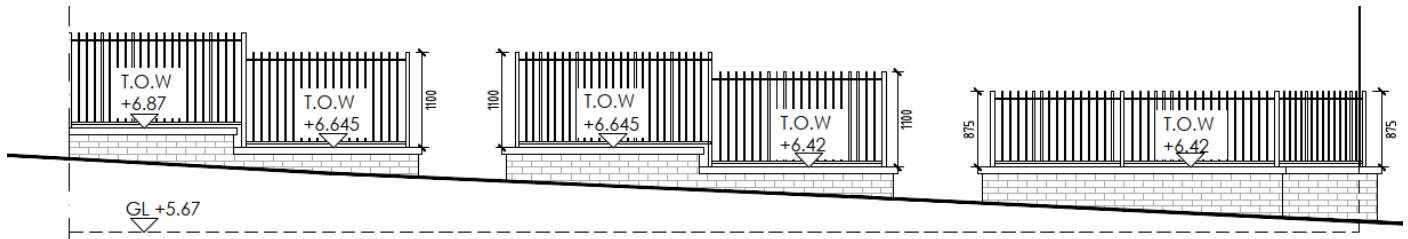
- The existing iron railings in front of the main Custom House;
- The existing masonry wall in front of the Coach House, down the west side of the Coach House which then angles behind Custom House, to the rear of Custom House all the way of the spine wall down the site to the flood defence wall and the wall on the western boundary of the site bordering with the Port of London Authority site to the west; and
- The existing flood wall and new upgraded flood defence wall



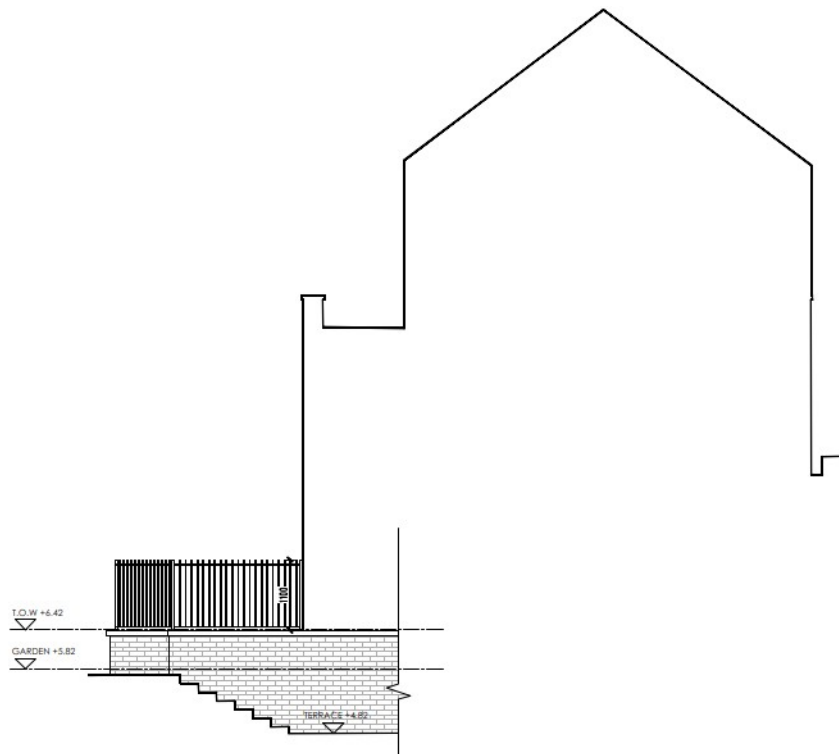
- The existing iron railing fence to the gazebo.

Proposed boundary treatments:

In front of the new terrace a low level brick wall with railing with brick to match the new build terrace with metal railings to divide the front gardens of each dwelling and a retaining wall:

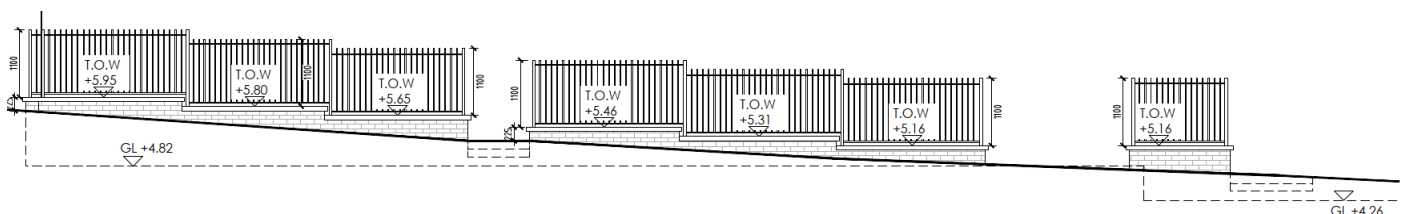


To the side there would be a new brick retaining wall with railings:

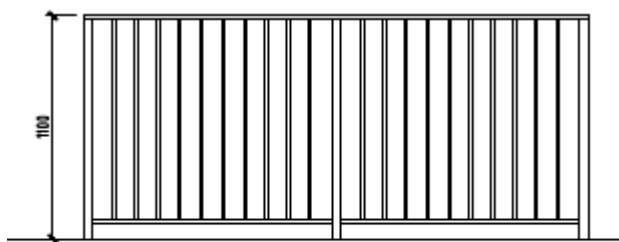


Proposed new build brick retaining wall with railing, flank elevation.
1.50

In front of the Boathouse a brick wall with brick to match the Boathouse with railings dividing the front gardens and around the northern boundary of the Boathouse:



In front of the outbuildings there would be railings dividing the front gardens.



Proposed low level metal railing

1.25

It is expected and welcome that the existing historic railings and walls shall remain. The proposal for brick walls with railings with the brick to match the corresponding building is considered a sympathetic boundary treatment for this site. As they are new railings, the fact they would be set on one continuous bar rather than individually set within a dwarf wall with backstays etc. is considered acceptable. It is considered that the proposed boundary treatments would protect the setting of the main listed Custom House and the curtilage listed buildings and would preserve the character and appearance of the Riverside Conservation Area.

Hard surface finishes to the vehicle parking areas

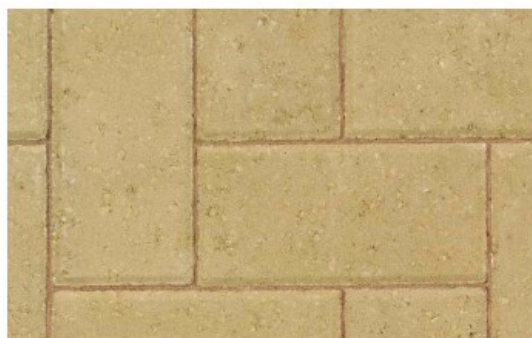
Small unit block paving – Marshalls Keyblok Paving in Natural 200mm x 100mm is proposed which is considered a sympathetic material and colour.



Small block paving - Marshalls Keyblok Paving
Colour : Natural

Details of the pedestrian access and circulation areas including to the amenity areas

The main circulation shared space areas would be a mix of the Small unit block paving – Marshalls Keyblok Paving in Natural and Buff 200mm x 100mm which are considered an acceptable material and colours.



Small block paving - Marshalls Keyblok Paving.
Colour : Natural



Small block paving - Marshalls Keyblok Paving.
Colour : Buff

In front of the outbuildings there would be large paving slabs – Global Landscaping Hand Selected Sandstone Paving Natural Stone Range in Buff Brown:



Large paving slabs - Global Landscaping
Hand Selected Sandstone Paving. Natural
Stone Range.
Colour : Buff Brown

The individual pathways to the new building terrace and Boathouse dwellings would be shingle:



Shingle path finish.

It is considered that the new hardsurfacing materials are sympathetic and would protect the setting of the main listed Custom House and the curtilage listed buildings and would preserve the character and appearance of the Riverside Conservation Area.

It should be noted that the PLA raised a query as to why no details had been provided for the river related area. The agent advised that the riverside is not for public use and will be left as is, with general clearance and ongoing maintenance to keep it as it currently is and so no details have been provided because there is no detail to provide, it will remain as existing and maintained by the management company. The PLA were happy with that response and advised no objections to the discharged of condition 16 of 20240687.

Overall, it is considered that sufficient information has been submitted and condition 16 of 20240687 can be discharged.

Condition 25

25. Prior to any part of the permitted development being occupied or used full details of riparian life saving equipment (such as grab chains, access ladders and lifebuoys) and suicide prevention measures shall be submitted to and approved in writing by the Local Planning Authority. The riparian lifesaving equipment and suicide prevention measures shall be implemented in accordance with the approved details prior to any part of the permitted development being occupied or used.

Reason: *For the safety of residents and users of the area and in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).*

The information submitted states that there is no direct access to the river from within the site and access to the riverside is located to the east via a gated entrance with access managed by the site management company. The riverside walkways beyond the flood defence wall fall outside of the ownership and control of the applicant.

Riparian Lifesaving Equipment

Lifesaving equipment is proposed at the eastern access point as one enters the riverside within the site boundary, which provides the nearest connection towards the riverside environment.

This will comprise:

- A lifebuoy with integrated throw line.
- Mounted within a secure, marine-grade cabinet.
- Accompanied by appropriate emergency signage.

No additional equipment is proposed along the flood defence wall, or within the site as there is no direct access to the river in these locations.

All installed equipment will be maintained by the site management company. This will include regular inspection and replacement where necessary to ensure ongoing functionality.

Suicide Prevention Measures

A design-led approach has been adopted, focusing on passive safety measures. The continuous flood defence wall prevents access to the river and acts as the primary deterrent.

Additional measures include:

- Controlled gated access to the eastern boundary.
- Boundary treatments designed to discourage climbing.

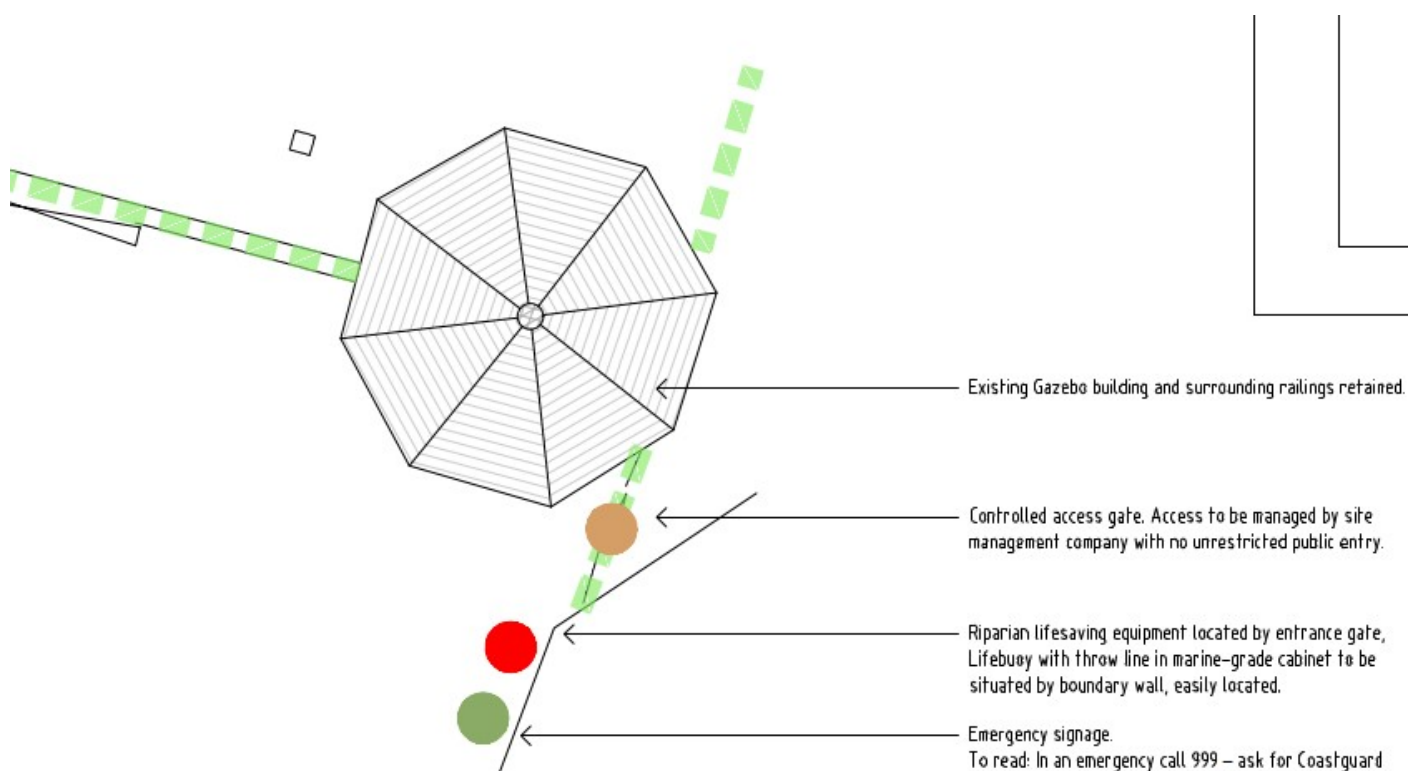
The Port of London Authority requested this condition be attached and so they were consulted on the details. They raised a query as they noted that the applicant was saying that there is no direct access to the river and that the access to the riverside is located to the east via a gated entrance with access managed by the site management company. They asked the applicant to confirm the height of this gated entrance as no details had been provided and for them to advise whether the only access to the riverside area will be for the river related use. The PLA advised that if that is the case then the amount of life saving equipment proposed would appear to be reasonable however further details were requested to be provided to the Council of the lifebuoy housing and it should be marked with locational details, instructions on how to use the equipment and who to call if the equipment is lost or damaged and the owners name so that it can be returned if it is removed from its housing at any point. However, the PLA stated that if it is possible that the public could have access to any part of the area then further details would need to be provided as what is proposed may not be sufficient.

The agent submitted a document in response which confirmed that the gated entrance is part of a 4m high continuous metal railing fence and the gate itself will be locked and no public access is possible and the riverside area is not for public use:



Regarding the lifebuoy and housing it is advised that the proposed product is the Glasdon Guardian Lifebuoy and Housing which shall be mounted to the wall in the proposed location marked on the plans with written details of the site location “Custom House, Gravesend” and contact details of the site owners – “Pinnocks Charity, enquiries@pinnocks.org, 07745524164” which will be clearly displayed and easily accessible.

The location for the life saving equipment to the south of the gazebo can be seen as follows:



Images of the Glasdon Guardian Lifebuoy and Housing:



Product images of Glasdon Guardian Lifebuoy and Housing.

The PLA advised they were happy with the response in relation to the gate and life saving equipment but that the applicant may wish to consider what3words to the housing as that will provide the emergency services with a much more accurate location but this doesn't prohibit the discharge of condition 25. The applicant was advised about what3words and they have amended the document to include that this information will also be put on the written details on the housing – (///zips.losses.badge). The PLA confirmed they have no objection to the discharge of condition 25.

Overall therefore it is considered that sufficient details have been submitted in respect of condition 25 of application ref. 20240687.

Conclusion

It is considered that sufficient information has been submitted to discharge condition nos. 16 and 25 of planning permission reference number 20240687.

Recommendation

Approval of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	17th July 2026	Dated:	17 July 2026