



Delegated Report

Approval of Details Application

Planning Application No: 20251070

Location: Canal Basin Albion Parade Gravesend Kent

Description: Application for the approval of condition 3 and condition 4 attached to planning reference number 20240642 relating to a photographic record to include the land structure (kerbs, walls) either side of the bridge and scaled drawings at a scale of 1/10 and ½ of full size of the handrails, and intersection of the bridge with the granite kerbs, along with colour details.

Applicant: The Embankment Marina Gravesend Ltd

Site Visit Date: N/A

Listed Building Consent was granted under application ref. 20240642 on 28 November 2024 for alterations to the swing bridge. This was subject to a number of conditions including nos. 3 & 4 which this application seeks to discharge.

The information that has been submitted in pursuance to these conditions is:

- Application form;
- Drawing no. 0010 Rev. S1 – Details of propose handrail sheet 1;
- Drawing no. 0011 Rev. S1 – Details of proposed handrail sheet 2;
- Drawing no. 0012 Rev. S1 – Details of proposed handrail sheet 3;
- Drawing no. 0013 Rev. S1 – Details of proposed handrail sheet 4; and
- Planning Conditions Discharge Report. Ref. 24/003-001 Rev. P1, 30 September 2025.

Condition 3

Condition 3 is:

Prior to the development hereby permitted commencing a photographic record to include the land structure (kerbs, walls) either side of the bridge shall be submitted to and approved in writing by the Local Planning Authority. The document shall be lodged with the Kent Historic Environment Record (heritageconservation@kent.gov.uk)

Reason: *In order to document the current bridge in the interest of protecting the architectural and historic interest of this grade II listed building and the Riverside Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policies TC2 & TC3 of the Local Plan First Review (1994).*

The Planning Conditions Discharge Report that has been submitted is comprehensive. It provides a plan of the bridge and side areas and then a detailed photographic record which shows all areas of the bridge and the side areas to the east and west. The photos are clearly annotated to show where they were taken. It is considered that the Report provides a thorough and complete photographic record of the bridge and its surrounding areas as existing which satisfies the requirements of condition 3. As such it is recommended that condition 3 of listed building consent ref. 20240642 can be discharged.

Condition 4

Condition 4 is:

Prior to the development hereby permitted commencing scaled drawings at a scale of 1/10 and ½ or full size of the handrails, and intersection of the bridge with the granite kerbs, along with colour details 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.

Reason: *Insufficient information has been submitted and in order to protect the architectural and historic interest of this grade II listed building and the Riverside Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC2 & TC3 of the Local Plan First Review (1994).*

The four drawings which have been submitted show the railings at a scale of 1:10 and 1:2 as requested. They show that the handrails would be 35mm in diameter and would be painted blue to match the existing bars and the vertical posts would be 80x80x10 and white to match the existing posts. The drawings also show the intersection of the bridge with the granite kerbs which would be acceptable. Overall therefore, it is considered sufficient detail has been submitted which satisfies the requirements of condition 4. As such it is recommended that condition 4 of listed building consent ref. 20240642 can be discharged.

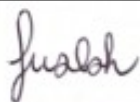
Conclusion

Sufficient information has been submitted to discharge condition nos.3 & 4 attached to planning permission reference number 20240642 and it is recommended that they can be discharged.

Recommendation

Approval of details

(See draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	11th December 2025	Dated:	11 December 2025