

Delegated Report

Approval of Details Application

Application no:	20251208
Location:	Port Of London Authority London River House Royal Pier Road Gravesend
Description:	Application for the approval of conditions 2 and 3 (External Facing Materials) attached to planning reference number 20250381.
Applicant:	Port Of London Authority
Site Visit Date:	N/A

Planning permission was granted for 'Demolition of an external stairwell, construction of a new single storey roof space, removal and relocation of the radar mast, internal refurbishment, improvements to the exterior facades and new landscaping to provide a level access to London River House and the PCC. The existing link between the PCC and Grade II listed Royal Terrace Pier will be enhanced, and repaving works is proposed in the forecourt area of the listed pier' under application ref. 20221294 on 20 April 2023.

An application for variation of condition 2 attached to planning permission reference number 20221294 was submitted to allow landscaping changes and amendments to the plans (ref. 20250381).

This was approved subject to the conditions which were still relevant & applicable from application ref. 20221291. This application seeks to discharge what was condition nos. 4 & 5 of planning permission ref. 20221294 but are now condition nos. 2 & 3 of application ref. 20250381.

The information which has been submitted is as follows:

- Application form;
- Drawing no. PCC-BA-21-ZZxB3-DP-A-0 Rev. P3 - Proposed External Walls Bay Study Typical Windows Type 3 Levels 1-3;
- Drawing no. PCC-BA-21-ZZxB2-DP-A-0 Rev. P3 - Proposed External Walls Bay Study Typical Windows Type 2 Levels 1-3;
- Drawing no. PCC-BA-21-ZZxB1-DP-A-0 Rev. P3 - Proposed External Walls Bay Study Typical Windows Type 1 Levels 1-3;
- Drawing no. PCC-BA-21-L4xS1-DP-A-0 Rev. P3 – External Walls Level 4 Sections;
- Drawing no. PCC-BA-21-L4xB2-DP-A-0 Rev. P3 – External Wall Level 4 North Elevation Bay Study;
- Drawing no. PCC-BA-21-L4xB1-DP-A-0 Rev. P3 - External Walls Level 4 South Elevation Bay Study;
- Drawing no. PCC-BA-21-ES1-DP-A-0 Rev. P3 - Proposed External Wall South Elevation Cladding Types;
- Drawing no. PCC-BA-21-EW1-DP-A-0 Rev. P2 - Proposed External Wall West Elevation Cladding Types;
- Drawing no. PCC-BA-21-EN1-DP-A-0 Rev. P3 - Proposed External Wall North Elevation Cladding Types;
- Drawing no. PCC-BA-21-EE1-DP-A-0 Rev. P3 - Proposed External Wall East Elevation Cladding Types;
- Drawing no. PCC-BA-20-EW-DP-A-0 Rev. P3 – Proposed West Elevation;

- Drawing no. PCC-BA-20-ES-DP-A-0 Rev. P3 – Proposed South Elevation;
- Drawing no. PCC-BA-20-EN-DP-A-0 Rev. P3 – Proposed North Elevation;
- Drawing no. PCC-BA-20-EE-DP-A-0 Rev. P3 – Proposed East Elevation; and
- Planning Conditions Discharge Report.

Analysis

Condition 2 of planning permission ref. 20250381 is as follows:

2. Prior to any works taking place on the Port Control Centre (PCC) building, details and samples of all external facing materials to be used for the new storey on the building and the refurbished elevations (walls, roof, windows, rainwater goods) 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: To protect the visual amenities of the building and the surrounding area, the setting of the adjacent Grade II Listed Royal Terrace Pier and 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.

Condition 3 of planning permission ref. 20250381 is as follows:

3. Prior to any works taking place on the link between the Port Control Centre (PCC) building and Royal Terrace Pier details of the external facing materials for the new and retained walls including details of the lime mortar mix, new roof element and details of the new window in the existing opening 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: In order to protect the setting of the Grade II Listed Royal Terrace Pier 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.

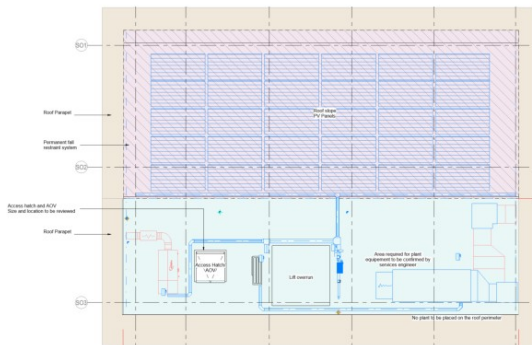
The information submitted shows that the proposed materials would be:

New storey on top of PCC building

Walls

Curtain Walling in metal Panel rainscreen cladding system, RAL 3009 colour with a matt finish

Greencoat PLX standing seam roof system to pitched roof in an Anthracite Grey finish



Metal windows window system with frame colour RAL 3009 to match cladding



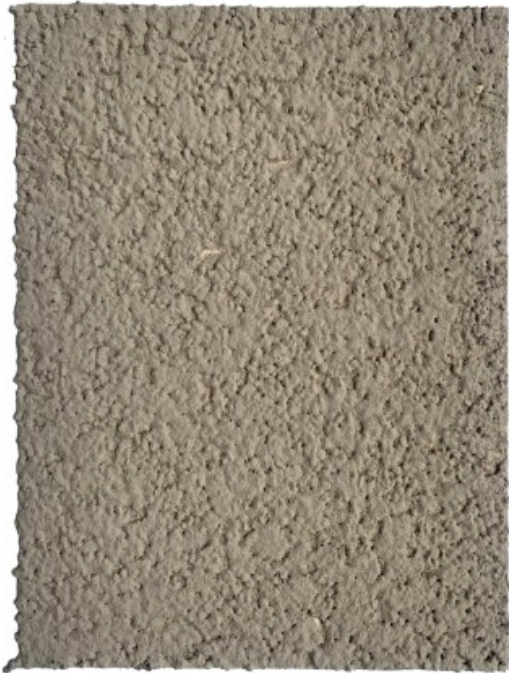
The windows will be:



- North & South Elevations - Type EW-C5 (Metal window unit with back painted glass internal insulated panel) & Type EW-C5 (Metal window unit)
- East & West Elevations - Type EW-C7 – Metal window unit

Refurbishment of existing part of building

Walls – Currently brick faced, the walls will be faced covered with insulated silicone render in colour: Licata Earth



Licata 'Earth' silicone render external finish to overclad refurbished levels.

Windows

Metal windows window system Technal Soleal Next 75 Window Frame with frame finish to match swatch colour and rainscreen cladding to new storey



Technal Soleal Next 75 Window Frame. Finish to match swatch colour and rainscreen cladding to new storey.



Matt PPC finish to external visible frame and cill. RAL 3009 colour.

The windows will be:

- Noth Elevation - Type EW-C3 (Metal window unit) & Type EW-C4 (Metal window unit)
- South Elevation - Type EW-C1 (Metal window unit), EW-C5 (Metal window unit with back painted glass internal insulated panel) & EW-C2 (Metal window)
- East elevation - Type EW-C4 (Metal window unit)

Note: there will be no windows in the west elevation

Doors

Metal Doors - Doors in north and south elevations will be Type ED01 (Metal external door)

New wall to link building

Buff brick to match existing.

Assessment

The proposed materials are considered to be acceptable. Whilst the new storey with a red-ish-brown colour curtain walling will be very different to the existing flat roof brick faced building, it is acceptable and will make a feature of the new storey which is to be built on top of the building. Given the riverside location of the building and it's Port of London Authority use, the proposed red-ish brown curtain walling colour is considered a suitable colour for this working riverside building. It is also reflective of the terrace properties opposite the site;



The replacement of the existing brick faced walls with an earthy tone render is also considered acceptable. The metal windows in this modern, Port of London Authority building are also considered acceptable, as are the metal doors. The matching brick for the new wall to the link building between the PCC building and Royal Terrace Pier are welcome.

Although different and there are no other references of these materials in the locality, the Port of London Authority is a working building which is made of up various architectural styles and ages. For this 1950s building by the riverside with its PLA use, the materials are considered to be sympathetic and will make a feature of the building. The proposed materials are considered acceptable and would preserve the character and appearance of the Riverside Conservation Area and protect the architectural and historic interest of the grade II listed Royal Terrace Pier. They are therefore considered compliant with Policies CS19 & CS20 (LPCS) and saved Policies TC2 and TC3 (LPFR).

Conclusion

It is considered that sufficient information has been submitted to discharge condition nos. 2 & 3 of planning permission reference number 20250381.

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:	22nd January 2026	Dated:	22 January 2026