

Delegated Report

Application No: 20250227

Location: Custom House, The Terrace Gravesend Kent

Description: Application for a non-material amendment to planning permission reference number 20240687 to allow changes including to access gate, refuse and cycle storage and minor site amendments.

Applicant: Custom House (Gravesend) Limited

Submitted Plans/Documents

The application consists of the following:

- Application Form;
- Drawing no. 050 Rev. C – Proposed Landscaping Plan; and
- Drawing no. 001 – Site Block and Location.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240687	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.	Permitted	05.03.2025
20240686	Application for Listed Building Consent 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 internal and external alterations and erection of a new three storey building to provide 27 residential units with associated landscaping and parking.	Permitted	05.03.2025
20241023	Application for approval of conditions 3, 4 & 5 attached to planning permission reference number 20240687	Approved	18.03.2025

	relating to a scheme for the design and construction of the proposed raised tidal flood defence, a long-term monitoring and maintenance plan for the flood defence structures and applying for as long as the development remains and details of the structural impact on the grade II listed gazebo.		
20240563	Application for non-material amendment to planning permission reference number 20210757 to allow removal of reference to housing mix from application description.	Permitted	22.07.2024
20210757	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 (6 x 1 bed, 15 x 2 bed and 6 x 3 bed) with associated landscaping and parking.	Permitted	24.11.2023
20210758	Application for Listed Building Consent 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 internal and external alterations and erection of a new three storey building to provide 27 residential units (6 x 1 bed, 15 x 2 bed and 6 x 3 bed) with associated landscaping and parking.	Permitted	24.11.2023

Development plan

As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

Analysis

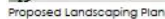
There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

The proposed changes for to this application include changes to the access gate, refuse and cycle storage and minor site amendments.

Drawing no. 050 Rev. B – Proposed Landscaping Plan under application ref. 20240867 showed the following layout:



The proposed is:



- Increasing width of access gate;
- Two additional refuse storage facilities;
- One additional cycle storage facilities;
- Adjustments to road and parking layouts to facilitate the above changes;
- Repositioning of the ramped and stepped paths in the central courtyard (to better align with existing site levels); and
- Removal of the retaining walls within the courtyard, inclusion of further decorative low level shrub planting.

The changes to the refuse have arisen as it has been found that the refuse provision shown in the approval at the entrance to the site would be insufficient to meet all waste and recycling needs. There are therefore two more refuse storage facilities proposed at the other end of the site. Again in the context of the whole site this is considered a minor change and would also ensure there is sufficient refuse and recycling provision for the development. The agent acknowledges that the details on the refuse storage and its management plan will be addressed in the discharge of condition 23 of application ref. 20240687.

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result in the local standards being met. The agent acknowledges that further details on the cycle storage will be provided in the discharge of condition application for condition 20 of application 20240687.

As a result of the above changes there are some minor changes proposed to the road and parking layouts in terms of very small changes to ensure there is still adequate space for refuse vehicles. This is considered a minor change which will allow the provision of the additional elements required in terms of wider access gate and refuse and cycle provision but whilst ensuring there is still sufficient turning space in the site for refuse trucks and fire engines.

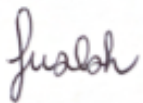
Due to more accurate ground level assessments it has also been found that retaining walls previously proposed in the courtyard area can now be replaced with low level shrub planting. This is a lesser proposal based on accurate ground level information.

It is considered that the above changes are non-material in terms of the size of the development and the application can be supported.

Recommendation:

Approval of Non-material amendment

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	7th April 2025	Dated:	07 April 2025