

Delegated Report

Approval of Details Application

Application no:	20260784
Location:	Port Of London Authority London River House Royal Pier Road Gravesend
Description:	Application for the approval of condition 6 (Soft Landscaping) attached to planning reference number 20250381.
Applicant:	Statutory Port Authority - 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.

Then 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 no. 6 of planning permission ref. 20250381.

The information which has been submitted is as follows:

- Cover Letter;
- Application form; and
- PLA – Soft Landscaping Details – Proposed.

Analysis

Condition 6 of planning permission ref. 20250381 is as follows:

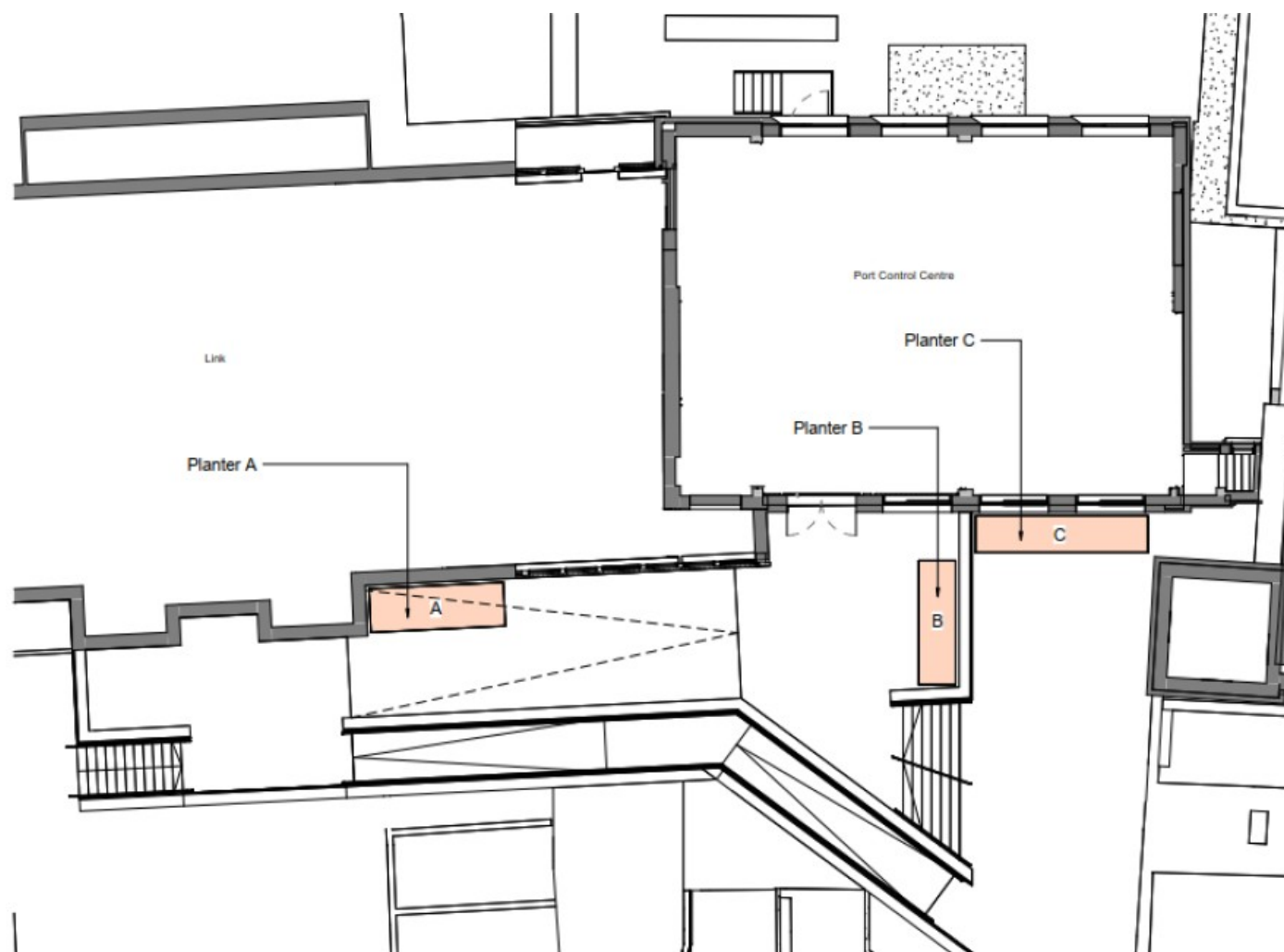
6. Prior to any of the soft landscaping works taking place a scheme detailing the proposed soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full within the first available planting season. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To protect the visual amenities of the 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.



The PLA – Soft Soft Landscaping Details show the different areas where the soft landscaping would be, the type and details of planting including their quantity and size as well as arrangements for aftercare.

There would be three planters as follows (marked A-C):



There would be one in front of the link building and two in front of the Port Control Centre.

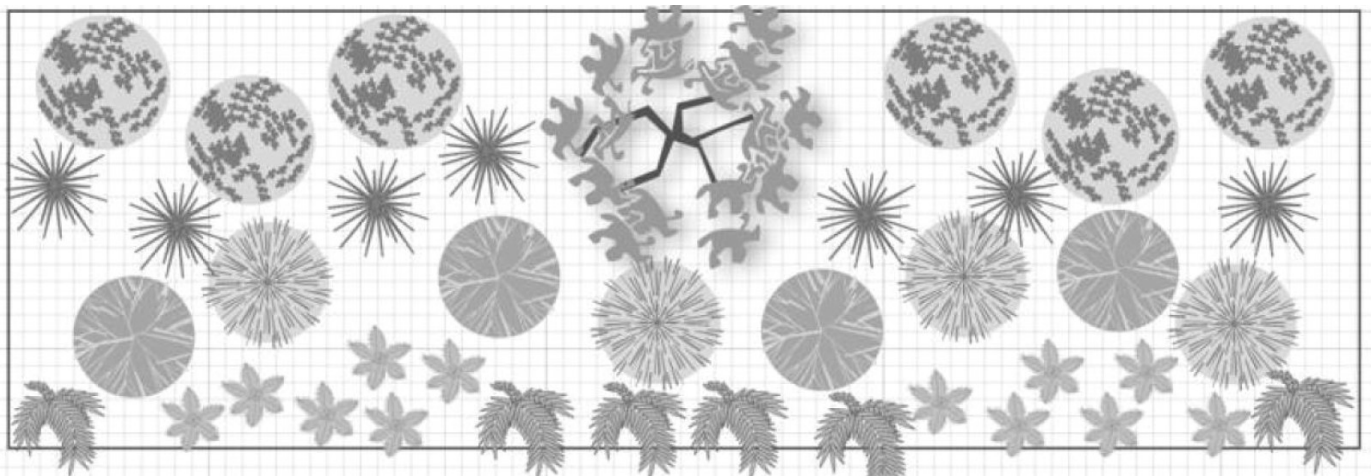
The plants in each planter would be as follows and in the following quantity:





Lavandula angustifolia 'Hidcote' -	3L	14
Salvia 'Hot Lips'	3L	14
Sarcococca hookeriana	5L	16
Dichondra argentea 'Silver Falls'	3L	16
Panicum virgatum 'Warrior'	3L	24
Heuchera 'Marmalade'	1L	21
Heuchera 'Lime Marmalade'	1L	21
Acer palmatum 'Sango-kaku'	CG 200-250 cm	3

The visuals of how they would look in the planter and visuals of the different plants are as follows:





The proposed plants offer a pleasing, varied selection to add greenery and colour, of various textures, smells, and appearance. The three planters will add the much needed soft landscaping to the front of the Port of London buildings, to soften the impact of the hard landscaping.

It is considered the proposed soft landscaping details are acceptable

Conclusion

It is considered that sufficient information has been submitted to discharge condition no. 6 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:	25th September 2026	Dated:	25 September 2026

