



Delegated Report

Approval of Details Application

Application no:	20260357
Location:	Port Of London Authority London River House Royal Pier Road Gravesend
Description:	Application for the approval of condition 5 (Hard Landscaping) attached to planning reference number 20250381.
Applicant:	Mr Michael Atkins
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. 5 of planning permission ref. 20250381.

The information which has been submitted is as follows:

- Application form;
- Drawing no. PCC-BA-90-ZZ-DP-A-0 P7 S4 – Proposed Site Surface Types;
- Drawing no. 10342643-HDR-XX-XXX-DR-C-00302 Rev. C2 – Sections and Details;
- Drawing no. 10342643-HDR-XX-XXX-DR-C-00301 Rev. C6 – Proposed External Layout;
- Discharge Report Rev. P01 by Bennetts Associates.

Consultations

Environment Agency

This application relates to condition 7 (Hard Landscaping and Drainage) that was not requested by us, we therefore have no comments to make with regards to the discharge of the condition(s).

Analysis

Condition 5 of planning permission ref. 20250381 is as follows:

5. Prior to any of the hard landscaping works being carried out, a scheme detailing the proposed hard landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. This information shall include hard surface treatments including details of drainage and details of all steps, slopes, ramps, bollards and seating. The development shall be carried out in accordance with the

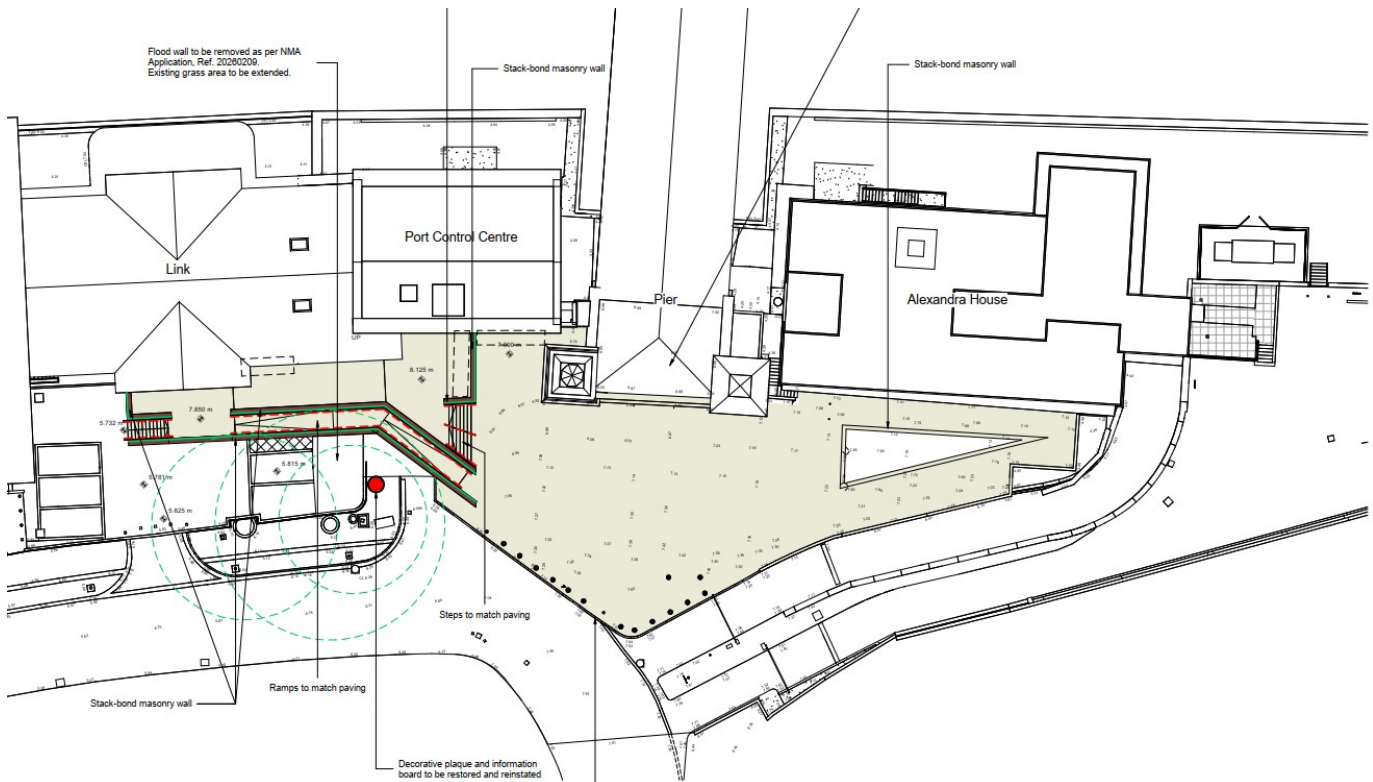


approved details.

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 drawing no. PCC-BA-90-ZZ-DP-A-0 Rev. P7 S4 shows the different materials for the hard landscaping:

An extract of the drawing with key is shown below:



b

Key:

- | | | | |
|---|------------------------------------|---|---|
|  | Concrete Paver |  | Existing information board and decorative plaque to be restored and relocated |
|  | Masonry Wall |  | RPA Zone |
|  | Existing bollards to be reinstated | | Final lighting design TBA |
|  | Free Standing Planter | | NOTE: Final kerb material TBA proposed to match existing condition |
|  | Balustrade | | |
|  | Handrail | | |

The information submitted shows that the proposed materials would be:

Paving

This is shown as the large area of beige colour on the drawing.

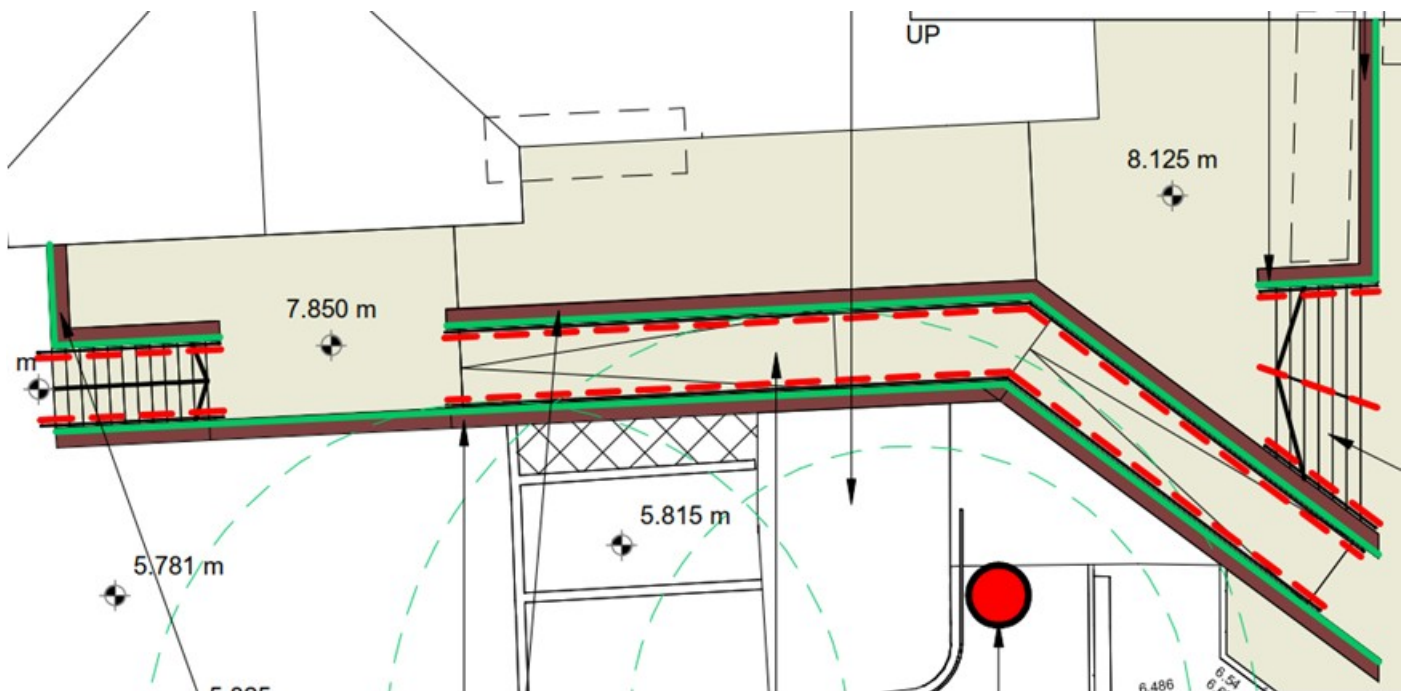
The paving would be in concrete - Tobermore Braemer, Jura Grey Ground Textured, 300mm x 200mm, Stretcher Bond



This would be the paving over the whole of the frontage including on the ramps and steps. It is a light colour which would not be intrusive and would be sympathetic to the streetscene, the Riverside Conservation Area and the setting of the grade II listed Royal Terrace Pier.

Walls of the ramp, balustrade and handrail including to the north of the steps

For ease of reference, on the drawing the walls are shown in brown, green for the balustrade and a red dotted line for the handrail:



The wall would be in Staffordshire Blue Brick in a stack bond with grey mortar. The balustrade would be metal in RAL 7016, and the handrail would be brushed stainless steel (rounded):

Bricks:



Metal balustrade colour:

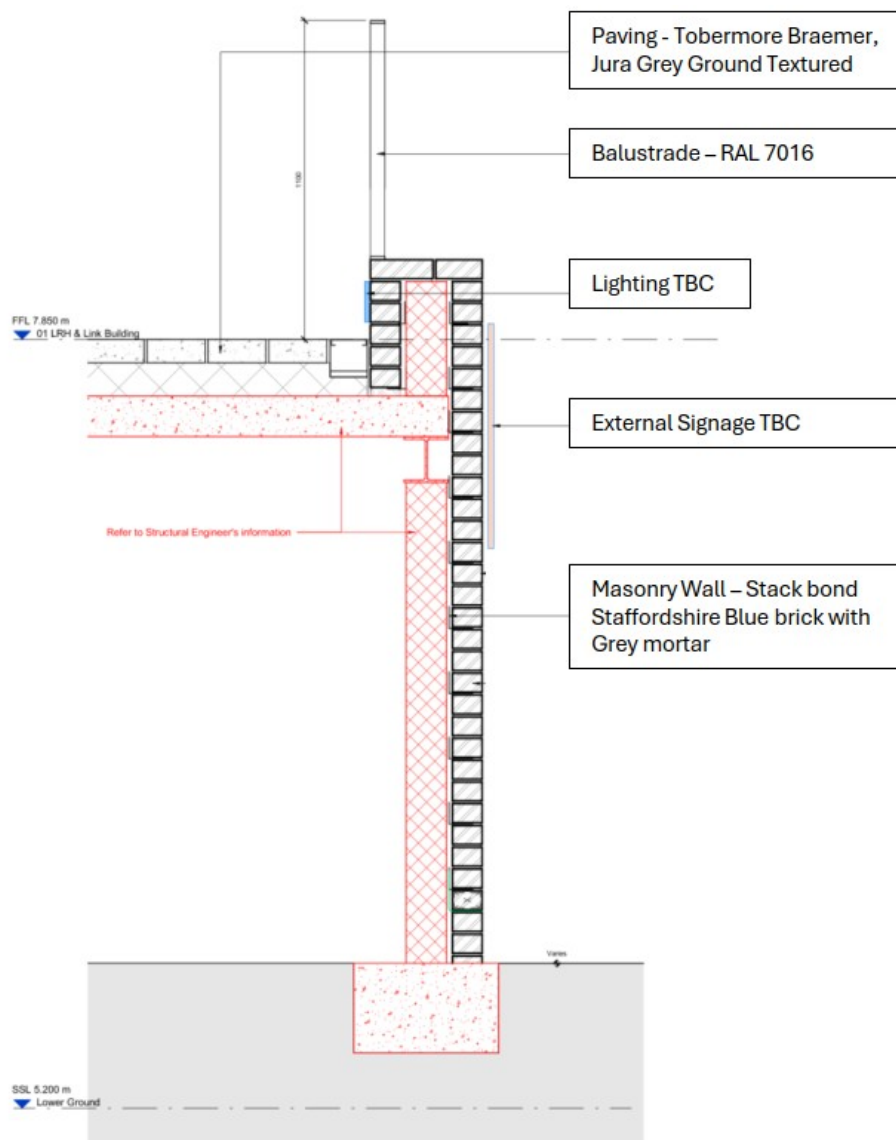


Handrail

This would be brushed stainless steel as follows:



The wall would be as follows in terms of the cross-section:



The Staffordshire Blue Brick is a dark choice but it is considered that it would add interest to the frontage rather than a lighter brick and will be an interesting contrast against the Tobermore Braemer pavers in Jura Grey. It will help to 'pick' the ramp out as a feature which is one of the whole points of redesigning this frontage to make it appear as a modern re-design and it is considered that the Staffordshire Blue Brick will achieve this but in a sympathetic manner to the streetscene and would not harm to the character and appearance of the Riverside Conservation Area of the setting of the grade II listed Royal Terrace Pier.

Bollards

The existing bollards are to be reinstated.

Drainage

Drawing nos. 10342643-HDR-XX-XXX-DR-C-00301 and 10342643-HDR-XX-XXX-DR-C-00302 show details of the drainage and that the pavers would have a channel drain. It is therefore considered there would be sufficient drainage.

Seating

There are no seats shown.

Overall, it is considered that the information which condition 5 requires has been submitted. The materials are considered sympathetic to the streetscene, would not harm the character and appearance of the Riverside Conservation Area and would protect the setting 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 no. 5 of planning permission reference number 20250381.

Recommendation:

Approval of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	1st June 2026	Dated:	1st June 2026