



Delegated Report

EDC Consultation Application

Planning Application No: 20260535

Location: WT Henley Building Land At Crete Hall Road Northfleet Gravesend

Description: EDC Consultation EDC/26/0063 - Discharge of condition 3 (Detailed Building Management Plan) and condition 4 (Building Restoration Works) pursuant to reserved matters approval reference EDC/22/0050 (WT Henley Building).

Applicant: Ebbsfleet Development Corporation

Site Visit Date: Desktop Assessment

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/26/0063), and is a consultation in respect of the Discharge of condition 3 (Detailed Building Management Plan) and condition 4 (Building Restoration Works) pursuant to reserved matters approval reference EDC/22/0050 for WT Henley Building, Land At Crete Hall Road, Northfleet, Gravesend, DA11 9AA.

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 21st May 2026.

Relevant Planning History

Reference	Description	Decision	Decision Date
20260195	EDC Re-Consultation EDC/25/0167 - Discharge of condition 6 (External Materials) pursuant to reserved matters approval reference EDC/22/0050.	Observations Sent	09.03.2026
20250953	EDC consultation EDC/25/0167 - Discharge of condition 6 (External Materials) pursuant to reserved matters approval reference EDC/22/0050	Observations Sent	14.10.2025
20250926	EDC consultation EDC/25/0168 - Discharge of condition 5 (Window Details) pursuant to reserved matters approval reference EDC/22/0050.	Observations Sent	01.10.2025
20250834	EDC consultation EDC/25/0145 - Discharge of condition 7 (MVHR) pursuant to reserved matters approval EDC/22/050.	Observations Sent	05.09.2025
20230494	EDC Consultation - Discharge of 31 (Mechanical Ventilation Heat Recovery System) pursuant to planning permission reference no. EDC/19/0049 in respect of apartments blocks A, B, C and D.		29.06.2023

20230535	EDC Consultation EDC/23/0060 - Discharge of condition 2 (Construction Management Plan) pursuant to reserved matters approval reference no. EDC/22/0050.		14.06.2023
20230559	EDC Consultation EDC/23/0072 - Non-material amendment to conditions 1, 3, 4, 5 and 7 of reserved matters approval reference EDC/22/0050 to allow for the phased submission of details to facilitate phased delivery of the development.		28.06.2023
20230788	EDC RE-CONSULTATION EDC/23/0072 - Non-material amendment to conditions 1, 3, 4, 5 and 7 of reserved matters approval reference EDC/22/0050 to allow for the phased submission of details to facilitate phased delivery of the development.		08.08.2023
20230946	EDC Consultation EDC/23/0138 - Discharge of condition 13 for details of pilling (pilling type, location, and measures for groundwater risk) pursuant to Planning Permission EDC/19/0049.	Observations Sent	26.09.2023

Planning Assessment/Comments

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/26/0063), and is a consultation in respect of the Discharge of condition 3 (Detailed Building Management Plan) and condition 4 (Building Restoration Works) pursuant to reserved matters approval reference EDC/22/0050 for WT Henley Building, Land At Crete Hall Road, Northfleet, Gravesend, DA11 9AA.

Recommendation

The EDC is advised that Gravesham Borough Council have no further comments to make.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	9 th June 2026	Dated:	9th June 2026