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 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Denton pier is located within the River Thames and the proposed repair works are located entirely on the pier within the river. The pier is accessed via Port Health's property although Public access is also available via the riverside footpath.

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Tetu

Company Name

City of London Corporation

Address

Address line 1

City Surveyor's Department

Address line 2

North Wing

Address line 3

City of London PO Box 270 Guildhall

Town/City

London

County

Greater London

Country

United Kingdom

Postcode

EC2P 2EJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Henderson

Company Name

Haydn Evans Consulting Ltd

Address

Address line 1

2nd Floor

Address line 2

Hyde Park House

Address line 3

1 Crown Street

Town/City

Ipswich

County

Suffolk

Country

United Kingdom

Postcode

IP1 3LG

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

In late 2024 part of the port of Health's timber pier was destroyed by arson attack. A number of spans and piers were damaged in the attack and the Port Health Authority have not been able to access their pier directly from the land since the attack.

It is proposed to repair the pier using new steel bridge sections. These will be no wider than the previous timber sections. Some of the piers will need to be repaired and it is proposed to repair them with steel piles located over the positions of the existing timber piles.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Planning permission is understood to have been issued previously, the new bridge spans will largely remain within the 3D dimensional boundary of the fire damaged structure, as no change in function/purpose is envisaged - it is assumed alterations to the bridge structure are therefore lawful.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

- Drawing nos. 136-106-11 to 22.

Select the use class that relates to the existing or last use.

B2 - General industrial

Information about the proposed use(s)

Select the use class that relates to the proposed use.

B2 - General industrial

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

- To provide a definitive statement regarding lawful alterations of the structure, in accordance with the historic planning permission granted previously.
 - The scope of works falls within the scope of a permitted development, "works to a pier" and "in connection with the provision of the services and facilities" and does not appear to fall within development that is not permitted.
 - The works can be interpreted as Class B, where "reconstruction or alteration of a building or structure where its design or external appearance would be materially affected and it is urgently required for the efficient running of the dock, pier, harbour, water transport, canal or inland navigation undertaking".
- AND, "it consists of the carrying out of works, or the erection or construction of a structure or of an ancillary building, or the placing on land of equipment, and the works, structure, building, or equipment do not exceed 4 metres in height or 200 cubic metres in capacity".

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☒ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ian Henderson

Date

17/09/2025