

Delegated Report

Approval of Details Application

Application no: 20260732

Location: Custom House The Terrace Gravesend Kent

Description: Application for the approval of condition 24 (fibre to premises (FTTP) Statement) attached to planning reference number 20240687.

Applicant: Custom House (Gravesend) Limited

Site Visit Date: N/A

Planning permission was granted under application ref. 20240687 on 05 March 2025 for '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.' This was subject to a number of conditions including no. 24 which this application seeks to discharge.

The information that has been submitted in pursuance to this condition is:

- Application form;
- Fibre to the Premises (FTTP) Statement;
- Appendix 1 Proposed Design;
- Appendix 2 Openreach single contract 20 plus units; and
- Appendix 3 GRV_02B Custom House Proposed Fibre Strategy.

Analysis

Condition 24 is:

24. Prior to any part of the permitted development being occupied or used a fibre to premises (FTTP) Statement shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a high speed wholly FTTP connection to the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that have been made in the absence of FTTP). Thereafter, the infrastructure shall be laid out in accordance with the approved details and be available for use on the first occupation of any of the residential units hereby approved.

Reason: To ensure that the new development in Gravesham is provided with high quality broadband services enhancing Gravesham as an attractive location in accordance with Policy CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014).

Consultations



None.

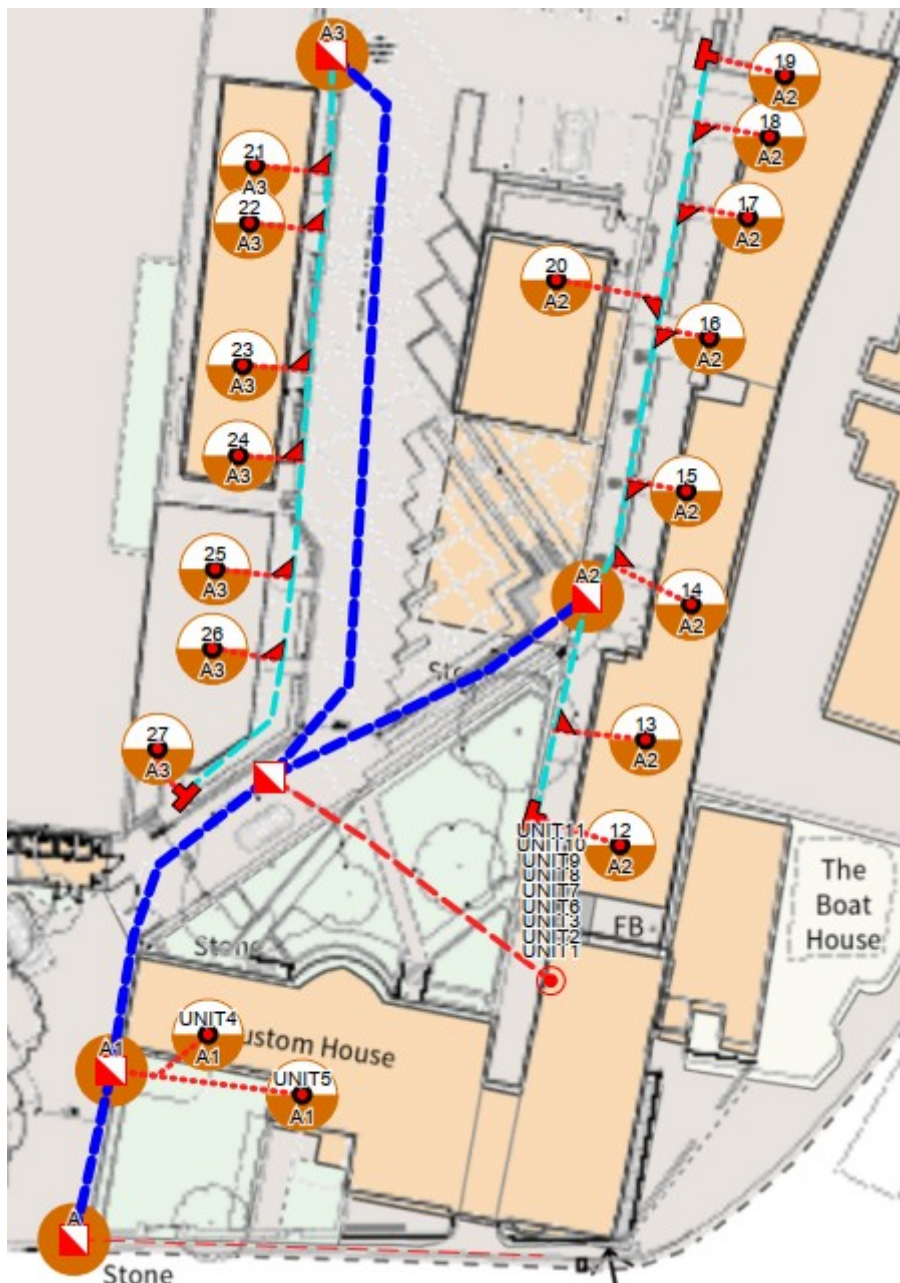
Analysis

The submitted FTTP statement states that suitable FTTP infrastructure is to be installed throughout the development and that the approved residential units will be served by a high-speed fibre network in accordance with the requirements of the condition.

Openreach has been appointed as the telecommunications network provider for the development and an application was submitted to them under its New Sites programme for the provision of a full Fibre to the Premises (FTTP) network to serve the development. The application has been accepted by Openreach, confirming that the development will be connected to its full fibre network and they have assigned a site reference number to complete these works which is NSI - GRV/02B.

Openreach has prepared the telecommunications network design for the development which includes the layout of ducts, chambers and associated fibre infrastructure required to provide a direct fibre connection to each dwelling.

An extract from the approved Openreach network layout which will be installed is:



The works will include:

- underground ducting throughout the site;
- inspection chambers and associated network infrastructure;
- fibre optic cabling serving each individual dwelling; and
- the necessary infrastructure to enable each dwelling to receive a direct Fibre to the Premises connection.

The FTTP statement confirms that:

- Openreach has accepted the development for connection to its FTTP network;
- a detailed Openreach network layout drawing has been prepared and accompanies this submission;
- the development will be served by a high-speed wholly Fibre to the Premises broadband network;
- the infrastructure will be installed in accordance with the approved Openreach design; and
- the FTTP network will be available for use upon first occupation of each residential dwelling.

With this application a standard contract is also attached and various correspondence with Openreach engineers confirming the intent as well as confirmation that a contract has been entered into. A standard contract has been submitted as it can be seen that the applicant asked Openreach for a copy of the specific signed FTTP contract for this site but Openreach advised that as the site is registered for more than 20 plots (27 residential units) then a contract is not available as the entire process is completed online. It can be seen from the correspondence however, that a contract has clearly been entered into between the applicant and Openreach to provide a direct FTTP connection for the 27 units.

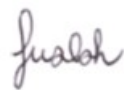
Conclusion

It is therefore considered that sufficient information has been submitted and condition 24 of planning permission ref. 20240687 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	18th August 2026	Dated:	19 August 2026