

Rebecca Harrison
Gravesham Borough Council

Our ref: KT/2025/132524/03-L01
Your ref: 20250381

Sent by email.

Date: 17 October 2025

Dear Rebecca,

Application for variation of condition 2 attached to planning permission reference number 20221294 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 work is proposed in the forecourt area of the listed pier; to allow landscaping changes and amendment to the plans.

Port of London Authority, London River House, Royal Pier Road, Gravesend, Kent, DA12 2BG

Thank you for consulting us on the above application which we received on 29 September 2025.

As part of this consultation, we have reviewed the following documents:

- Flood Risk Assessment (FRA), by HDR Consulting Ltd. (ref: 10342643 4, dated: August 2025)

Environment Agency position

We have **no objection** to the variation of condition 2.

The above FRA has now been amended to not include inconsistencies in terms of which parts of the flood defence are to be removed as in Figure 7. As such we are able to remove our previous objection.

Please refer to the following sections for further information:

- Section 1: Advice to the Applicant / Local Planning Authority

Note to LPA

Decision notice

In accordance with the planning practice guidance ([determining a planning application, paragraph 019](#)), please notify us by email within two weeks of a decision

being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Connor Bowman

o.b.o Gabrielle Delorme

Sustainable Places Planning Specialist

E-mail kslplanning@environment-agency.gov.uk

Section 1: Advice to the Applicant / Local Planning Authority
--

Flood risk issues not within our direct remit

The following issues are not within our direct remit or expertise, but nevertheless may be important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Provision of and adequacy of a temporary refuge
- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Details and calculations relating to the structural stability of buildings during a flood
- Whether insurance can be gained or not
- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased