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Sent: 03 September 2024 11:18:55 UTC+01:00
To: "Planning Admin" <planning.admin@gravesham.gov.uk>
Subject: 20240687 - Custom House , The Terrace, Gravesend (DC857)
Attachments: PLA comments with our responses. Updated March 23.docx

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FAO: Rebecca Harrison

Rebecca,

Thank you for your email and letter received on 28th August 2024 concerning the proposed variation of condition (2) of planning permission 20210757. The variation seeks for internal and external alterations to facilitate additional bedspaces to increase the number of bedrooms in the development.

Having reviewed the application documents, the PLA objects to application 20240687.

The PLA commented extensively on application 20210757 including in relation to the issues associated with residential development located in such proximity to the PLA's car park. As part of application 20210757 specific mitigations were built into the scheme including the fixing shut of windows on the elevation overlooking the PLA's site – see applicant's commitments in the attached document. Whilst this seems to have been replicated on drawing 032-SKD in relation to the new build the Design and Access Statement advises that windows will open:

Design and access statement - The New Build will be built against the western boundary brick wall that separates the application site from Port of London Authority land, currently used as a car park. There are 5 no. windows proposed on this elevation, all at first floor level. Each of these windows will be inward opening, with the two small bathroom windows being obscured glazing. The remaining three windows all belong to bedroom's and will provide improved security for the adjacent car park.

Boathouse - Four small additional openings on the rear elevation have been necessary to provide an openable windows to the bathrooms. These casement windows will all be obscured glazing to provide privacy to both the residents and to the users of the neighbouring LPA carpark.

The documents are also contradictory in terms of the use of the rooms. The attached document commits to the rooms being studies but the design and access statement and drawing refer/show them as bedrooms.

With the increase in units proposed and whilst appreciating this is a town centre site, the Council needs to satisfy itself that there is sufficient car parking for the number of residential units proposed. Additionally, the Council should consider whether any changes are required to the top of the

one way system/Royal Pier Road as a result of the proposed development. The junction (see image below) often results in people coming round the one way system, turning into Royal Pier Road and then turning right (some involving a three point turn first across the top of the junction) to then go down the area between the yellow lines and the hatched white area so that they can then travel down The Terrace with more people there will be more instances of this movement occurring.

Other previously agreed amendments have also been reversed e.g. in relation to the area by the gazebo. Previously (see attached document) the applicant committed to:

Please note the proposed site plan has now been amended and the reference to the “residential/recreational and communal “ uses within the foreshore /Gazebo area removed as requested by the Port of London Authority and the LPA. The Gazebo will be refurbished as part of the works and the area in front of the flood wall will be solely for river related uses (ie non residential/recreational use).

But the design and access statement shows:



Proposed Site Plan

Regards
Lucy

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