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Planning Team
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15 April 2025

Dear Team

Please find with this letter a full Section 73 application in relation to a proposal to amend the conditions attached to the extant permission for development previously granted on this site (20221294) and Listed Building Consent application (20221295) on the 20 April 2023. The affected planning condition is condition 2 (Approved Drawings and Documents). Varying this condition will enable the associated plans, with specific regard to the external landscaping proposals to be amended. A new Listed Building Consent Application has also been submitted to reflect the proposed amendments.

This application seeks to vary Condition 2 which states:

"The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

- *Application form;*
- *Drawing no. PCC-BA-12-ZZ-DP-A-02 Rev. P2 S4 - Existing Location Plan;*
- *Drawing no. PCC-BA-12-ZZxT1-DP-A-0 Rev. P2 - Existing connection to Royal Terrace Pier - Plan and Section;*
- *Drawing no. PCC-BA-20-E1xT1-DP-A-) Rev. P2 - Connection to Royal Terrace Pier - North and South Elevations;*
- *Drawing no. PCC-BA-20-ZZxT1-DP-A-0 Rev. P2 - Connection to Royal Terrace Pier - Plan and Section;*
- *Drawing no. PCC-BA-21-L4xB1-DP-A-0 Rev. P2 - External Walls Level 4 South Elevation Bay Study;*
- *Drawing no. PCC-BA-21-L4xB2-DP-A-0 Rev. P2 - External Wall Level 4 North Elevation Bay study;*
- *Drawing no. PCC-BA-21-L4xS1-DP-A-0 Rev. P2 - External Walls Level 4 Sections;*

- Drawing no. PCC-BA-21-ZZxB1-DP-A-0 Rev. P2 - Proposed External Walls Bay Study Typical Windows Type 1 Levels 1-3;
- Drawing no. PCC-BA-21-ZZxB2-DP-A-0 Rev. P2 - Proposed External Walls Bay Study Typical Windows Type 2 Levels 1-3;
- Drawing no. PCC-BA-21-ZZxB3-DP-A-0 Rev. P2 - Proposed External Walls Bay Study Typical Windows Type 3 Levels 1-3;
- Drawing no. PCC-BA-12-E1xT1-DP-A-0 Rev. P2 - Existing Connection to Royal Terrace Pier - North and South Elevations;
- Drawing no. PCC-BA-10-ZZ-DP-A-02 Rev. P2 - Proposed Location Plan;
- Drawing no. PCC-BA-12-E-DP-A-0 Rev. P1 - Existing South + North Site Elevation;
- Drawing no. PCC-BA-12-EE-DP-A-0 Rev. P1 - Existing East Elevation;
- Drawing no. PCC-BA-12-EN-DP-A-0 Rev. P1 - Existing North Elevation;
- **Drawing no. PCC-BA-12-ES-DP-A-0 Rev. P1 - Existing South Elevation;**
- Drawing no. PCC-BA-12-EW-DP-A-0 Rev. P1 - Existing West Elevation;
- Drawing no. PCC-BA-12-L0-DP-A-0 Rev. P1 - Existing Lower Ground Floor;
- **Drawing no. PCC-BA-12-L1-DP-A-0 Rev. P1 - Existing Level 1;**
- **Drawing no. PCC-BA-12-L2-DP-A-0 Rev. P1 - Existing Level 2;**
- **Drawing no. PCC-BA-12-L3-DP-A-0 Rev. P1 - Existing Level 3;**
- Drawing no. PCC-BA-90-ZZ-DP-A-2 Rev. P1 - Royal Terrace Pier paving;
- Drawing no. PCC-BA-12-R1-DP-A-0 Rev. P1 - Existing Roof Plan;
- Drawing no. PCC-BA-12-S1-DP-A-0 Rev. P1 - Existing Section AA;
- Drawing no. PCC-BA-12-ZZ-DP-A-01 Rev. P1 - Existing Site Plan;
- Drawing no. PCC-BA-20-EE-DP-A-0 Rev. P2 - Proposed East Elevation;
- Drawing no. PCC-BA-20-EN-DP-A-0 Rev. P2 - Proposed North Elevation;
- **Drawing no. LNK-BA-12-ZZ-DP-A-0 Rev. P2 - Existing Link Building Levels 1&2;**
- **Drawing no. LNK-BA-20-ZZ-DP-A-0 Rev. P2 - Proposed Link Building Plans Levels 1 & 2;**
- **Drawing no. PCC-BA-10-ZZ-DP-A-01 Rev. P2 - Proposed Site Plan;**
- Drawing no. PCC-BA-20-EW-DP-A-0 Rev. P1 - Proposed West Elevation;
- **Drawing no. PCC-BA-20-L0-DP-A-0 Rev. P2 - Proposed Lower Ground Floor;**
- **Drawing no. PCC-BA-20-L1-DP-A-0 rev. P2 - Proposed Level 1;**
- **Drawing no. PCC-BA-20-L2-DP-A-0 Rev. P2 - Proposed Level 2;**
- **Drawing no. PCC-BA-20-L3-DP-A-0 Rev. P2 - Proposed Level 3;**
- **Drawing no. PCC-BA-20-L4-DP-A-0 Rev. P2 - Proposed Level 4;**
- **Drawing no. PCC-BA-20-R1-DP-A-0 Rev. P2 - Proposed Roof Plan;**
- **Drawing no. PCC-BA-20-S1-DP-A-0 Rev. P1 - Proposed Section AA;**
- Drawing no. PCC-BA-20-S2-DP-A-0 Rev. 2 - Proposed Section BB;

- **Drawing no. PCC-BA-12-L4-DP-A-0 Rev. P1 - Existing Level 4;**
- Drawing no. PCC-BA-20-S3-DP-A-0 Rev. P2 - Proposed Section CC;
- Drawing no. PCC-BA-21-EE1-DP-A-0 Rev. P2 - Proposed External Wall East Elevation Cladding Types;
- Drawing no. PCC-BA-21-EN1-DP-A-0 Rev. P2 - Proposed External Wall North Elevation Cladding Types;
- Drawing no. PCC-BA-21-ES1-DP-A-0 Rev. P2 - Proposed External Wall South Elevation Cladding Types;
- Drawing no. PCC-BA-90-ZZ-DP-A-1 Rev. P1 - Bin Store;
- Drawing no. PCC-BA-21-EW1-DP-A-0 rev. P1 - Proposed External Wall West Elevation Cladding Types;
- **Drawing no. PCC-BA-90-ZZ-DP-A-0 Rev. P2 - Proposed Site Surface Types;**
- **Drawing no. PCC-BA-20-ES-DP-A-0 Rev. P1 - Proposed South Elevation;**
- **List of Documents and Plans;**
- **Transport Statement**
- Upfront and Embodied Carbon Report;
- **Heritage Statement;**
- **Flood Risk Assessment including Appendices;**
- Construction and Environmental Management Plan;
- **Planning, Design and Access Statement;**
- Energy Statement;

Items in bold represent those which are amended as part of this application. This application follows informal correspondence with Planning Officer Rebecca Harrison who confirmed that a S73 application would be appropriate to facilitate this change

The proposal itself is unchanged from the 20221294 consent description for the:

“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 works is proposed in the forecourt area of the listed pier.”

This will enable the delivery of the consented development for the refurbishment and extension of the Port of London Authority’s (PLA) Port Control Centre building, situated within the PLA’s London River House complex at Royal Pier Road, Gravesend. The project also continues to aim to improve the access to the London River House complex for staff and visitors and enhance and bring up to date the surrounding public realm, ensuring there is a consistent approach and a welcoming entrance that is in keeping with the wider Conservation Area which this site is located in.

This project forms the largest single investment in the PLA's core safety of navigation activities in more than two decades and is key part of the PLA's plans for growth, captured in the PLA's Thames Vision 2050 (2022) plan, to ensure that this site in Gravesend continues to act, both now and into the future as the key base of operations for the entirety of the PLA as part of a modern, future proofed facility.

As the UK's largest port by volume of cargo handled the port sustains more than 48,000 full time equivalent jobs across the Tidal Thames including within Gravesham and an annual gross economic value added in excess of £4 billion. Through the Thames Vision 2050 forecasts show that between now and 2050, trade in the port will continue to rise to meet growing demand, from 50 million tonnes annually to 70-80 million tonnes. This will require continued investment to achieve sustainable growth in port trade including in jobs across the riparian boroughs and is a key reason for the PLA embarking on this project to ensure the authority is equipped to continue to operate a busy, growing and complex port.

In addition a key theme of this proposal will continue to ensure it aligns with the PLA's sustainability goals, who in 2020 announced plans to more than half carbon emissions relative to a 2014 baseline by 2025, and achieve net zero by 2040 or sooner. Therefore as part of the proposed development the project team has continued to identify three core goals for the project to deliver. These are:

- Minimise embodied carbon
- Minimise operational carbon
- Increase health and wellbeing of users.

This Section 73 application comprises the following documents:

- Application form
- Associated amended plans and drawings
- Section 73 Planning Statement
- Appendix 1 List of Documents and Plans - Section 73 Application
- Transport Statement addendum
- Heritage Statement addendum
- Updated Flood Risk Assessment and Drainage Strategy
- Design and Access Statement update
- Port of London Port Control Centre landscaping statement.
- Appendix 1 List of Documents and Plans - Section 73 Application
- Tree Protection Zone Information (SHA 1900 Tree Survey Sheets & SHA 1900 TSP)

A payment of £671.00 has also been made via the Planning Portal to cover the planning application fee.

We trust that the contents of this planning submission are sufficiently clear. Should you have any queries please contact Michael Atkins, Senior Planning Officer at the PLA via the contact details contained at the top of this letter.

Yours Sincerely

A handwritten signature in blue ink, appearing to be 'Michael Atkins', written in a cursive style.

Port of London Authority