

Site Address: Custom House, The Terrace, Gravesend, Kent DA12 2BW
Date: March 2025

Non-Material Amendment – Supporting Statement

This statement supports an application for a s96A non-material amendment, to the existing planning permission (ref: 20240687) for Custom House, the Terrace, Gravesend.

Existing Site

Planning permission was granted 5th March 2025, 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 coach house 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.

Non-Material Amendment Proposal

This application seeks approval for a non-material amendment by replacing the approved landscaping plan (drawing 1735-050B) with an updated version (drawing 1735-050C). As part of this amendment, we propose updating the wording of conditions 2 and 17 to reflect this drawing revision from B to C.

The proposed drawing revision incorporates non-material changes to the current approved plans, which have been amended to accommodate other statutory requirements, of which are outlined below:

Main Site Access Gate

The access gate has been redesigned to provide separate pedestrian and vehicular entry points, improving security and access control. A slight repositioning of the gate within the site creates a larger opening, ensuring adequate access for fire and refuse vehicles. Further detailed design for the site access gate will be addressed in the discharge of condition application for condition 8 of application 20240687.

Refuse & Cycle Storage

Technical assessments post-approval have identified that the designated refuse storage area at the site entrance is insufficient for the entire development's waste and recycling needs. Consequently, two additional single-storey refuse storage facilities have been incorporated into the revised landscaping plan.

Additionally, an extra cycle storage facility has been included to accommodate the increased number of bedrooms across the site, ensuring compliance with local authority standards. Further details on cycle storage will be provided in the discharge of condition application for condition 20 of application 20240687. Similarly, details on refuse storage and its management plan will be included in the discharge of condition application for condition 23 of application 20240687.

Site layout amendments

Minor amendments to the site layout have been made to accommodate the aforementioned updates. These include adjustments to road and parking layouts, ensuring accurate refuse vehicle tracking while maintaining road width and parking provision.

Additionally, the central courtyard's ramped and stepped paths have been repositioned to better align with existing site levels, following a detailed ground-level assessment. This has enabled the removal of the retaining walls within this courtyard, resulting in the inclusion of further decorative low level shrub planting.

The proposed amendment to conditions 2 and 17 to reflect the revised landscaping drawing is a practical and necessary update. Further details will be addressed through the remaining discharge of condition applications.