

# Delegated Report

## *Approval of Details Application*

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|-------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Application no:</b>  | 20260580                                                                                                        |
| <b>Location:</b>        | Port Of London Authority London River House Royal Pier Road Gravesend                                           |
| <b>Description:</b>     | Application for the approval of condition 7 (External Lighting) attached to planning reference number 20250381. |
| <b>Applicant:</b>       | Mr Michael Atkins                                                                                               |
| <b>Site Visit Date:</b> | N/A                                                                                                             |

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Planning permission was granted 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 works is proposed in the forecourt area of the listed pier' under application ref. 20221294 on 20 April 2023.

An application for variation of condition 2 attached to planning permission reference number 20221294 was submitted to allow landscaping changes and amendments to the plans (ref. 20250381).

This was approved subject to the conditions which were still relevant & applicable from application ref. 20221291. This application seeks to discharge what was condition no. 7 of planning permission ref. 20250381.

The information which has been submitted is as follows:

- Application form;
- Drawing no. 4500 Rev. C3 – External Lighting;
- Light Fitting Types;
- Lighting Calculation Report; and
- Luminaire List.

### Consultations

None.

### Analysis

Condition 7 of planning permission ref. 20250381 is as follows:

*7. Prior to any new lighting being installed, details of all proposed external lighting including luminance levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

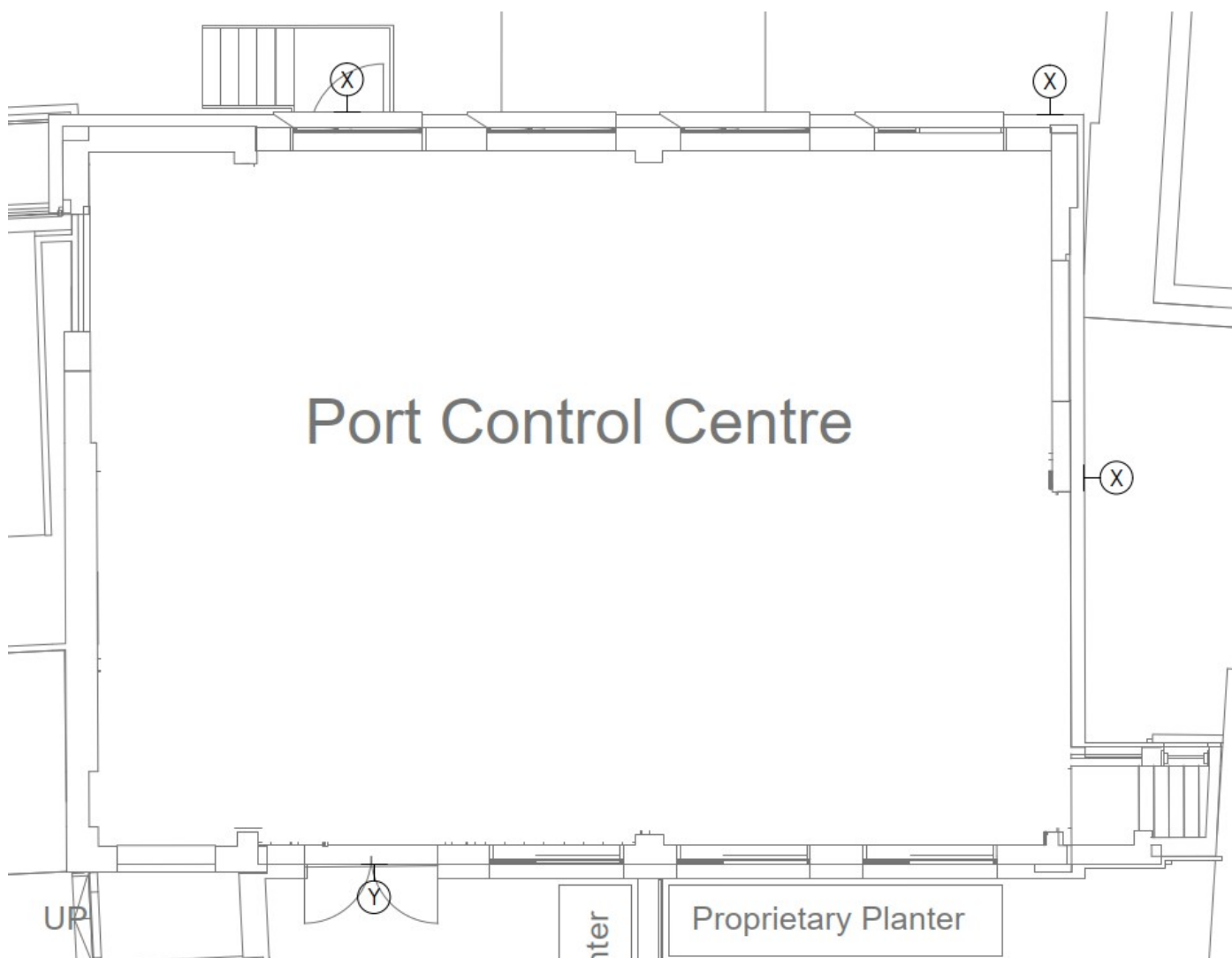
*Reason: In the interests of visual amenity, the setting of the adjacent Grade II Listed Royal Terrace Pier, the character and appearance of the Riverside Conservation Area and to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting in accordance*



with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Drawing no. 4500 Rev. C3 – External Lighting shows the following lighting is proposed:

The PCC building



- X1 Thorlux Realta Micro wall mounted luminaire above the front door (marked Y on the plan):



One downlight to highlight the main entrance doors is considered acceptable and the curved style of the casing adds interest. The black colour is considered acceptable given the door it would be attached over which is to be metal and glass. In terms of luminance levels the Thorlux Realta Micro would be 550 lumens (lm). As this would be on the front of the building where there are dwellings opposite this low level of lumens is welcome and acceptable.

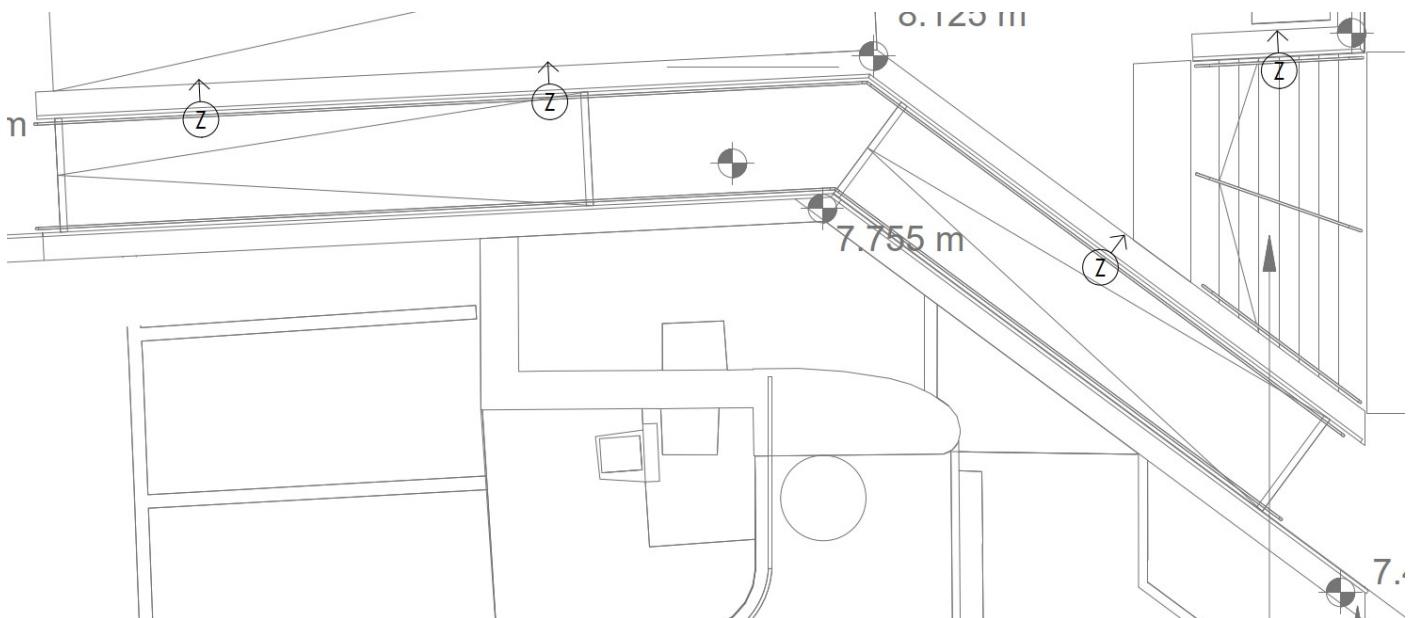


- X3 Thorlux Mercian wall mounted luminaire (x1 on east side elevation and x2 on north rear elevation (marked x on the plan):



This light is considered acceptable for the side and rear elevations which will be attached to the rendered walls. In terms of luminance levels the Thorlux Mercian would be 3333 lm, given there are no dwellings to the east and north it is considered this higher level of lumens is acceptable.

#### The ramp in front of the PCC building



- X4 Orlight Cube Horizontal Recessed External Wall Light (x1 on right hand side of stairs, x3 on right hand side of ramp (marked Z on the plan):



This is a discreet form of lighting which will do an important job of providing lighting to the ramp. In terms of luminance levels, 1008 lm would be bright but given that they would be discreet downlights within the walls of the ramp as well as the fact that the walls of the ramp would therefore effectively shield the lights, it is considered they would not have any material harm on the neighbouring properties opposite in terms of the luminance levels.

Overall, it is considered that the information that condition 7 requires has been submitted. The appearance and luminance levels of the lighting are considered acceptable, they would be acceptable in terms of their design, character and appearance, would not harm the character and appearance of the Riverside Conservation Area and would protect the setting of the grade II listed Royal Terrace Pier and would not cause harm to neighbouring amenity. The details are therefore considered compliant with Policies CS19 & CS20 (LPCS) and saved Policies TC2 and TC3 (LPFR).

#### Conclusion

It is considered that sufficient information has been submitted to discharge condition no. 7 of planning permission reference number 20250381.

#### **Recommendation:**

Approval of Details

#### **See draft Decision**

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| <b>Case Officer:</b> | Ms Rebecca Harrison     | <b>Team Leader:</b> | Mrs Faye Walsh |
| <b>Signed:</b>       | <i>Rebecca Harrison</i> | <b>Signed:</b>      | <i>F Walsh</i> |
| <b>Dated:</b>        | 10 August 2026          | <b>Dated:</b>       | 10 August 2026 |