

Application: 20240285

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mile Property Group
C/O Mr Nic Smith, Turner Jackson Day Associates
Radio House
Thanet Way
Whitstable
CT5 3QX**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 27th March 2024 in accordance with conditions 4, 5, 7 and 8 of the Notification of Grant of Planning Permission reference 20210757 to Develop Land dated 24 November 2023 in respect of:-

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 coachhouse 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 (6 x 1 bed, 15 x 2 bed and 6 x 3 bed) with associated landscaping and parking.

at: **Custom House
The Terrace
Gravesend
Kent
DA12 2BW**

and being **Application for approval of condition 4, 5, 7 and 8 attached to planning permission reference number 20210757 relating to a strategy to deal with the potential risks associated with any contamination of the site, particularly the workshop and boathouse (4), the implementation of a programme of archaeological work in accordance with a written specification and timetable (5), a detailed sustainable surface water drainage scheme (7) and a landscape management plan detailing how the shingle beach habitat and other envisaged ecological enhancements within the site will be maintained (8).**

subject to the following Informatives:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 APPROVED DRAWINGS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

Condition 4

- o Phase I Geo Environmental Desk Study and Preliminary Risk Assessment by R. Carr Geotechnical Services, Ref: 3852/21; and
- o Phase 2 Report on Subsoil Investigations by R. Carr Geotechnical Services, Ref: 4116/24.

Condition 5

- o The results of an archaeological evaluation by trial trench prior to development on land adjacent to Custom House, The Terrace, Gravesend, Kent, DA12 2BW by Kent Archaeological Projects, March 2024;
- o Archaeological Written Scheme of Investigation by Kent Archaeological Projects, March 2024;
- o Archaeological Desk-Based Assessment (Pre-Planning) by Kent Archaeological Projects, March 2021;
- o Custom House, The Terrace, Gravesend, Kent DA12 2BW: A Written Scheme of Investigation for an Archaeological Watching Brief with provision for bulk sampling and analysis by Kent Archaeological Projects, July 2024.

Condition 7

- o Revised Letter - Discharge of condition 7 for the proposed development at Custom House, The Terrace, Gravesend, DA12 2BW by Herrington Consulting dated 14 May 2024.

Condition 8

- o Ecological Enhancement and Management Plan by Native Ecology, Ref: 1149_R03_EEMP, Issue date 15 February 2024.

Dated: 16 July 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at**

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.