

Application: 20240686

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN
CONSERVATION AREAS) REGULATIONS 1990
(as amended by Section 10 of the Planning and Compensation Act 1991)**

NOTIFICATION OF GRANT OF CONSENT TO CARRY WORKS TO A LISTED BUILDING

To: **Mr Michael Keckes
C/O Hannah Rusbridge, Invicta Planning
Chart House
10 Western Road
Borough Green
TN15 8AG**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED CONSENT** for

Application for Listed Building Consent 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 coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with internal and external alterations and erection of a new three storey building to provide 27 residential units with associated landscaping and parking.

to the Listed Building situated:

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

in accordance with your application for Listed Building Consent dated 22nd August 2024 subject to the following:-

CONDITIONS AND REASONS

- 1 The development to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Cover Letter;
- Application form;
- Drawing no. 001 - Site Block and Location;
- Drawing no. 002 - Existing Site and Roof Plan;

- Drawing no. 003 - Existing Site Lower and Upper Ground Plans;
- Drawing no. 004 - Existing Site First and Second Floor Plans;
- Drawing no. 005 - Custom House Main Building 1 of 2 Existing Plans;
- Drawing no. 006 - Custom House Main Building 2 of 2 Existing Plans;
- Drawing no. 007 - Custom House Main Building Existing Elevations;
- Drawing no. 008 - Custom House Outbuildings Existing Plans;
- Drawing no. 009 - Custom House Outbuildings Existing Elevations;
- Drawing no. 010 - Workshop Existing Plans and Elevations;
- Drawing no. 011 - Boathouse Existing Plans and Elevations;
- Drawing no. 012 - Gazebo Existing Plans and Elevations;
- Drawing no. 013 - Existing Streetscenes;
- Drawing no. 014 - Existing Streetscenes;
- Drawing no. 015 - Existing Site Sections;
- Drawing no. 016 - Existing Site Sections;
- Drawing no. 020 Rev. G - Proposed Site and Roof Plan;
- Drawing no. 021 Rev. E - Proposed Site Lower and Upper Ground Plans;
- Drawing no. 022 Rev. D - Proposed Site First and Second Flood Plans;
- Drawing no. 023 Rev. B - Proposed Streetscenes;
- Drawing no. 024 Rev. C - Proposed Streetscenes;
- Drawing no. 025 Rev. SK-F - Custom House Main Building 1 of 2 Proposed Plans;
- Drawing no. 026 Rev. SK-F - Custom House Main Building 2 of 2 Proposed Plans;
- Drawing no. 027 Rev. A - Custom House Main House Proposed Elevations
- Drawing no. 028 Rev. SK-H - Custom House Outbuildings Proposed Plans;;
- Drawing no. 029 Rev. B - Custom House Outbuildings Proposed Plans;
- Drawing no. 030 Rev. SK-C - Unit 20 Workshop Proposed Plans
- Drawing no. 031 Rev. SK-C - Units 21, 22, 23 & 24 The Boathouse Proposed Plans;
- Drawing no. 032 Rev. SK-E - Units 26, 27 & 28 New Build Proposed Plans;
- Drawing no. 033 - Gazebo Proposed Plans and Elevations;
- Drawing no. 034 Rev. B - Proposed Site Sections;
- Drawing no. 035 Rev. A - Proposed Site & Lower Ground Floor Plan EA Requirements;
- Drawing no. 036 - Proposed Site Sections EA Requirements;
- Drawing no. 037 - Section - Relationship to PLA New Build Proposed Plans;
- Drawing no. 040 Rev. B - Demolition Lower and Upper Ground Plans;
- Drawing no. 041 Rev. B - Demolition First and Second Floor Plans;
- Drawing no. 050 Rev. B - Proposed Landscaping Plan;
- Drawing no. 071 - Cycle Storage Plan Semi-Vertical Storage;
- Drawing no. 072 Rev. B - Strategy Plans First and Second Floor Plans;
- Drawing no. 100 - Detail 01 Typical New Window Detail;
- Drawing no. 101 - Detail 02 Typical New Rooflight Detail;
- Drawing no. 102 - Detail 03 Opening to be closed retaining door;
- Drawing no. 103 - Detail 03 Shadow Gap Detail;
- Drawing no. 104 A - Detail 05 Suspended Ceiling Detail;
- Drawing no. 105 Detail 06 Spine Wall Opening Detail;
- Drawing no. 106 - New external staircase typical detail;
- Drawing no. 107 - Detail 07 - Bathroom Pod;
- Drawing (un-numbered) - Custom House Main Building First Floor;
- Drawing (un-numbered) - Custom House Main Building Second and Third Floor Plan;
- Drawing no. (un-numbered) - Custom House Main Building Lower Ground Floor;
- Drawing no. (un-numbered) - Custom House Main Building Upper Ground Floor Plan;
- Drawing no. (un-numbered) - Opportunities and Constraints;
- Suggested conditions in respect of the Port of London Authority;
- Preliminary Ecological Appraisal (PEA) Ref: 1149_R01_Rev B_PEA;
- Bat Survey Report, Ref: 1149_R02_REV A_Bat Survey Report;
- Heritage and Conservation Strategy, July 2024;
- Accommodation Schedule;

- Design & Access Statement July 2024 Rev. A; and
- Heritage Statement, June 2024.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 5 March 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

NOTES FOR THE APPLICANT

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within **six months** of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 20 of the Planning (Listed Buildings &

Buildings in Conservation Areas) Act 1990. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed works are in progress.

2. If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings & Buildings in Conservation Areas) Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990.

Demolition cases only:

4. If the consent is granted, the consent is not valid unless **one month's notice** has been given to English Heritage, and English Heritage has been given access to make a record before work begins. (See separate form of notice Dem-LB which can be obtained from the Borough Council).