

Delegated Report

Approval of Details Application

Application no:	20250436
Location:	Custom House, The Terrace Gravesend Kent
Description:	Application for the approval of condition 7 (External Facing Materials) attached to planning reference number 20240687.
Applicant:	Custom House (Gravesend) Limited
Site Visit Date:	N/A

Planning permission was granted under application ref. 20240687 on 05 March 2025 for 'Application for the variation of condition 2 attached to planning permission reference number 20210757 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 external alterations and erection of a new three storey building to provide 27 residential units with associated landscaping and parking. To allow; for internal and external alterations to facilitate additional bedspaces to increase the number of bedrooms in the development.' This was subject to a number of conditions including condition no. 7 which this application seeks to discharge.

Condition 7 is:

Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details and samples of all the external facing materials to be used in the construction of the development hereby permitted including the extensions to the coach house and Custom House outbuildings and the new terrace hereby permitted along with the replacement of any existing materials in connection with repair works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the architectural and historic importance of the grade II listed Custom House

and Gazebo and the curtilage listed buildings and their setting including the setting of other nearby listed buildings and to protect the character and appearance of the Riverside Conservation Area 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.

The information submitted in pursuance of this condition is:

- Application form;
- Material Palette April 2025 Rev. B;
- Drawing no. CON7.1 – Existing & Proposed Boathouse Balcony.
- Sample of 508mm x 254mm Glendyne Canadian slate & Imperial Bricks Special Blend 1869 brick.

Analysis

Application ref. 20241080 which was for approval of condition 13 planning permission ref. 20210757 was refused as a number of the proposed materials were considered unacceptable. To confirm – application ref. 20210757 was the original planning permission, the applicant then applied to vary this under application ref. 20240687. Before the variation of condition application, condition 13 was the external facing materials condition on that permission. The variation of condition ref.20240687 is the new permission and the external facing materials condition on that permission is no. 7 which this current approval of details application is for discharge of this condition.

Application ref. 20241080 was refused on the following ground:

- 1. The details submitted for condition 13 of planning permission 20210757 are not considered acceptable as a number of the materials that are proposed are unsympathetic and incongruous materials, that would not preserve the architectural and historic interest of the curtilage listed buildings or the setting of the main listed buildings on the site of Custom House or the Gazebo. It would also fail to preserve the character or appearance of the Riverside Conservation Area. As such, the proposed details are contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994) and section 16 of the National Planning Policy Framework (2024).*

There were a number of issues including inappropriate brick and slate choice and double glazing etc.

Following the refusal of approval of details application ref. 20241080, the applicant submitted a pre-application enquiry for advice on rectifying the issues with the materials which had been proposed. Advice was given by the Conservation Officer and the materials proposed in this application are in line with the advice given by the Conservation Officer in the pre-application enquiry.

A photograph of the slate and brick samples received is as follows:



The proposed materials for each of the plots are as follows.

Custom House – Plots 1,2,3,4,5,6,7,8,9,10 & 11 (Main listed building)

Roof

Existing slates and rolled lead flat roofs, lead hips, ridges and flashings to remain and repaired and replaced to match existing where required.

Brickwork

Existing yellow stock brickwork and segmented arches to be repaired and repointed where required.

Windows

Existing single glazed, white painted timber sash windows to be retained and repaired as necessary in accordance with method statement

Doors

Existing blue painted doors to be retained and repaired and reinstated as necessary.

Rainwater goods

Existing black painted cast lead and iron hoppers and down pipes - repairs to existing to be of same materials where required.

Stonework

Existing Portland stone features including banding, parapet and feature stone to remain, cleaned, repaired to match existing where required.

Cast stone cills

Existing Portland cast stone cills to be cleaned and repaired where possible or replaced with new to match existing in colour and style.

Railings

Existing cast iron spear railings to be retained, repaired and repainted blue as necessary in accordance

with method statement. Any new timber doors to match existing.

Coach House – Plot 4 (Attached to the main listed Custom House)

Roof of mansard extension

- Existing slate recovered from site to be reused on new mansard roof to new first floor extension.
- New, 508mm x 254mm Canadian slate, Glendyne 5-6mm, to be used where required to new mansard roof to new first floor extension.

Brickwork

- Existing yellow stock brickwork and segmented Jack arches to be repaired and repointed where required.

Windows

New single glazed white painted timber sash window at ground floor.

Mansard extension

New, mansard double glazed windows to be dark grey aluminium, with dark grey powder coated aluminium surrounds.

Doors

- Existing single door not suitable as entrance door, to be replaced with new blue painted timber four panel door.
- New, double glazed aluminium doors to front gable. Frames to be RAL 7043 Traffic Grey.

Rainwater goods

New cast iron rainwater goods.

Fascias & Soffits

- New, white painted timber fascia's and soffits dependant on existing condition.

Cast iron stone cills

- Existing Portland cast stone cills to be cleaned and repaired where possible, or replaced with new, to match existing, in colour and style.

Outbuildings Plots 12 & 13

Roof

Existing slates including rolled lead roofs, hips, ridges and flashings to remain and repaired and replaced to match existing where required.

Brickwork

Existing yellow stock brickwork to be repaired and repointed where required.

Windows

Existing single glazed, white painted timber sash windows to be retained and repaired as necessary in accordance with method statement

Doors

Existing blue painted doors to be retained, repaired and reinstated as necessary.

Rainwater goods

Existing black painted cast lead and iron hoppers and down pipes - repairs or replacement to existing to be of same materials.

Stonework

Existing Portland stone features including banding, parapet and feature stone to remain, cleaned, repaired to match existing where required.

Cast stone cills

Existing Portland cast stone cills to be cleaned and repaired where possible or replaced with new to match existing in colour and style.

Timber porch

To be retained, repaired where possible or replaced with new to match existing, colour to match existing porch.

Outbuildings plots 14,15,16 & 17

Roof

- Existing slate recovered from site to be reused on new roofs to new upper floor extensions. Reclaimed slates to be used on front facing roof slope where possible.
- New, 508mm x 254mm Canadian slate, Glendyne 5-6mm, to be used where required to new roofs to new upper floor extensions.

Brickwork

- Existing yellow stock brickwork.
- New, Imperial Bricks Special Blend 1869 brick where required, to match surrounding brickwork.
- Existing brickwork to be repaired and repointed where required.

Windows

- Ground Floor – Single glazed white painted timber sash windows to be proposed.
- Extensions - New, double glazed flush casement windows to be dark grey aluminium (RAL 7021 Black Grey) with dark grey powder coated aluminium surrounds.

Doors

- New, timber four panel front doors. Blue colour to match existing.
- New, double glazed aluminium doors and glazing onto external terrace in RAL 7043 Traffic Grey

Rainwater goods

- New, black powder coated cast iron effect aluminium hoppers, gutters and downpipes to match existing appearance of main house.

Stonework

- Existing Portland stone features, including banding, parapet and feature stone work to remain, cleaned, repaired or replaced to match existing where required.
- New, stone coping to match existing.

Cast stone cills

- Existing Portland cast stone cills.
- Existing cills to be retained, repaired where possible, or replaced with new, to match existing, in colour and style.

Terrace balustrade

- New black powder coated aluminium balustrade to terrace, fixed to parapet.

Outbuildings Plots 18 & 19

Roof

Existing roof material including rolled lead roofs, hips, ridges and flashings to remain and repaired and replaced to match existing where required.

Brickwork

Existing yellow stock brickwork to be repaired and repointed where required.

Windows

- New, single glazed, white painted timber sash /casement windows to match existing.

Doors

- New, timber four panel front doors. Blue colour to match existing.
- New, single glazed, white paint-ed timber French doors with side lights to external private garden.

Rainwater goods

- Existing black painted cast lead and iron hoppers and down pipes. Repairs to existing to be of same materials, where required.

- New cast iron rainwater goods.

Stonework

Existing Portland stone features including banding, parapet and feature stone to remain, cleaned, and repaired or replaced to match existing where required.

Cast stone cills

Existing Portland cast stone cills to be cleaned and repaired where possible or replaced with new to match existing in colour and style.

Leadwork

- Existing rolled lead, lead hips, ridges and flashings to remain and to be repaired and replaced to match existing where required.

Workshop (Plot 20)

Roof

Existing roof material to remain and repaired and replaced to match existing where required.

Brickwork

Existing multi stock bricks to be repaired where required, brickwork headers to be retained, new to match existing detail.

Windows

- New, double glazed heritage style roof lights.
- New, single glazed, white painted, timber casement windows.

Glazed Arches

- New, double glazed featured archways in black powder coated aluminium.

Rainwater goods

- Existing black painted cast lead/iron and upvc gutters and down pipes. Repairs or replacement to existing to match existing materials.
- Any new gutters and down pipes to match existing.

Cast stone cills

Existing Portland cast stone cills to be retained, repaired where possible or replaced with new to match existing in colour and style.

Fascias & soffits

Existing fascia and soffits to be cleaned, repaired and repainted where suitable & new ones to match existing.

Boathouse (Plot 21)

Roof

Main - Existing multi red, clay roof tile with red clay, 2-holed crested ridge tiles to remain and repaired and replaced to match existing where required.

Terrace roof - Existing rolled lead roofs and lead hips, ridges and flashings

- Rolled lead terrace finish to be removed and replaced with updated waterproof membrane and terrace floor finish.

Brickwork

Existing red stock brickwork to be repaired and repointed where necessary.

Windows

- New, single glazed, white painted, timber casement windows.

Doors

- New, timber four panel front doors in blue colour to match existing.

Rainwater Goods

Existing black painted cast lead and iron gutters and down pipes to be repaired or replaced with new to be of same materials.

Hung tiles

To retained and cleaned and replaced with similar matching type where required.

Cast stone headers and cills

Existing Portland cast stone cills and headers to be cleaned and repaired where possible. All new cills and headers to match existing, in colour and style.

Fascias & Soffits

Existing fascia and soffits to be cleaned, repaired and repainted where suitable & new, white painted timber fascia's and soffits to match existing.

Timber balustrade

White painted, timber balustrade to be replaced to match existing.

Cast stone headers and cills

- Existing Portland cast stone cills and headers to be cleaned and repaired where possible.
- All new cills and headers to match existing, in colour and style.

Boathouse (Plots 22, 23 & 24)

Roof

Existing multi red, clay roof tile with red clay, 2-holed crested ridge tiles to remain and repaired and replaced to match existing where required.

Brickwork

Existing red stock brickwork to be repaired and repointed where necessary with infill brickwork to match existing.

Windows

- New, single glazed, white painted, timber casement windows, to existing openings.

Doors

- New, timber four panel front doors in blue colour to match existing.

Rainwater Goods

Existing black painted cast lead and iron gutters and down pipes to be repaired or replaced with new to be of same materials.

Cast stone headers and cills

Existing Portland cast stone cills and headers to be cleaned and repaired where possible. All new cills and headers to match existing, in colour and style.

Fascias & Soffits

Existing fascia and soffits to be cleaned, repaired and repainted where suitable & new ones to match existing.

New Build Terrace (Plots 25, 26 & 27)

Roof & Hung Tile Top Floor

- Existing slate recovered from site to be reused on top floor where possible.
- New, 508mm x 254mm Canadian slate, Glendyne 5-6mm, to be used where required.

Brickwork

- New, Imperial Bricks Special Blend 1869 weathered yellow brick.

Windows & French Doors

- New, double glazed aluminium windows, with dark grey powder coated aluminium surrounds.
- French Doors to be double glazed aluminium, dark grey to match windows.
- Frames and surrounds to be RAL 7043 Traffic Grey.

Rooflights

New double glazed aluminium roof lights

Doors

- New, modern style timber front door, dark grey colour to match windows in RAL 7043 Traffic Grey.

Rainwater Goods

New black cast iron effect aluminium hoppers and downpipes to match existing building appearance

Stonework

- New feature stone banding and copings to match existing Portland Stone material appearance. Light-weight stone required to parapets.

Balustrade

New black powder coated aluminium balustrade to balcony, fixed to parapet

All of the proposed materials are now considered acceptable and sympathetic to the two main listed buildings on the site, Custom House and the Gazebo, and the other curtilage listed buildings and the character and appearance of the Riverside Conservation Area.

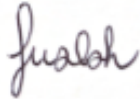
Conclusion

The proposed materials are considered acceptable and it is considered that condition 7 attached to planning permission reference number 20240687 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	19th June 2025	Dated:	20 June 2025