

Delegated Report

Approval of Details Application

Planning Application No: 20250336

Location: Custom House The Terrace Gravesend Kent

Description: Application for the approval of conditions 20 attached to planning permission reference number 20240687 relating to details of the proposed cycle storage facilities.

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. 20 which this application seeks to discharge.

Condition 20 is:

20. Prior to any part of the permitted development being occupied or used and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the proposed cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to prior to any of the residential units hereby permitted first being occupied and thereafter be retained for such purposes at all times.

Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

The information submitted in pursuance of this condition is:

- Application form;
- Drawing no. 802 Rev. P01 – Car and Cycle Parking Allocation Plan;
- Drawing no. 803 Rev. P01 – On Plot Cycle Storage Details;
- Drawing no. 804 Rev. P01 – Communal Cycle Store Details; and
- Drawing no. 805 Rev. P01 – Communal Cycle Store and Refuse Store 03 Details.

Consultations

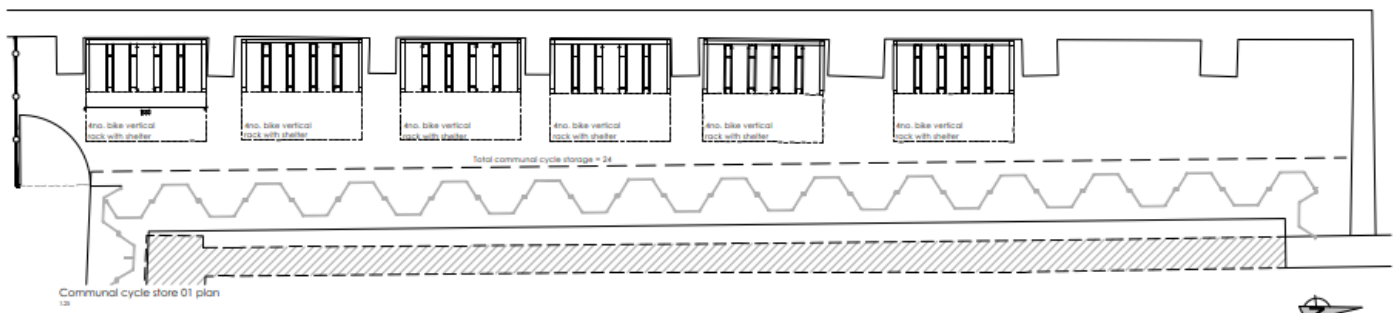
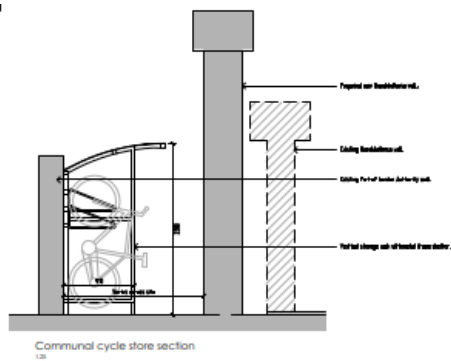
KCC Highways No objection to condition 20 being discharged.

Analysis

There would be 50 cycle parking spaces, 34 communal spaces and 16 individual plot spaces. For ease of reference the submitted information shows that the proposed cycle storage would be located as follows:



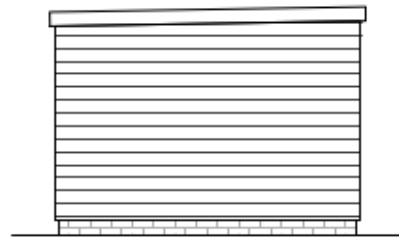
The beige coloured bike stores on the western edge would be communal cycle storage and would look as follows:



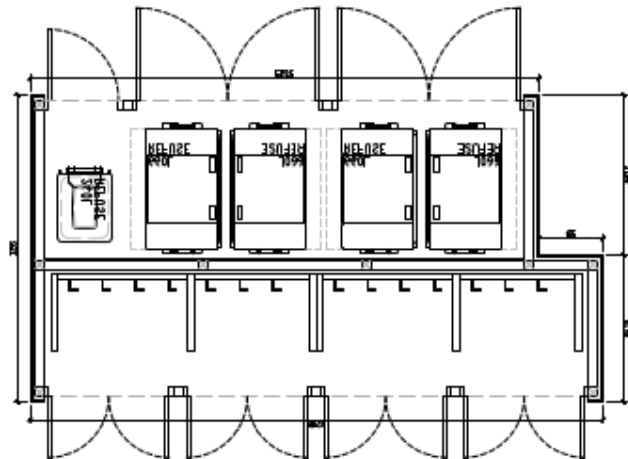
Some of the communal cycle parking spaces would be located in the same structure as refuse storage, when that is the case the cycle parking would look as follows:



Refuse store 03 front elevation
1:20



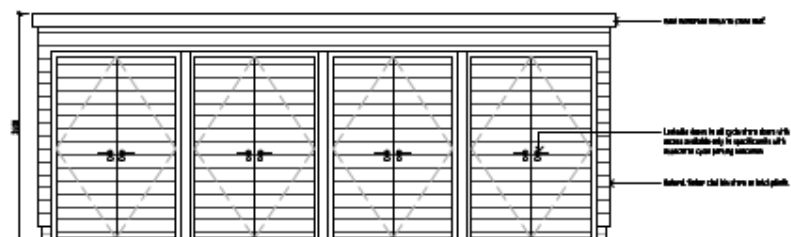
Left flank elevation
1:20



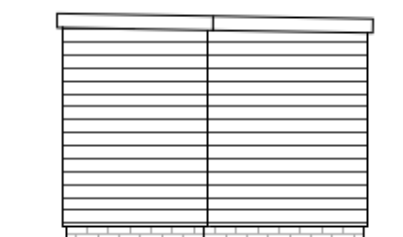
Communal refuse store 03 and cycle store plan
1:20



Communal refuse store 03 and cycle store roof plan
1:20

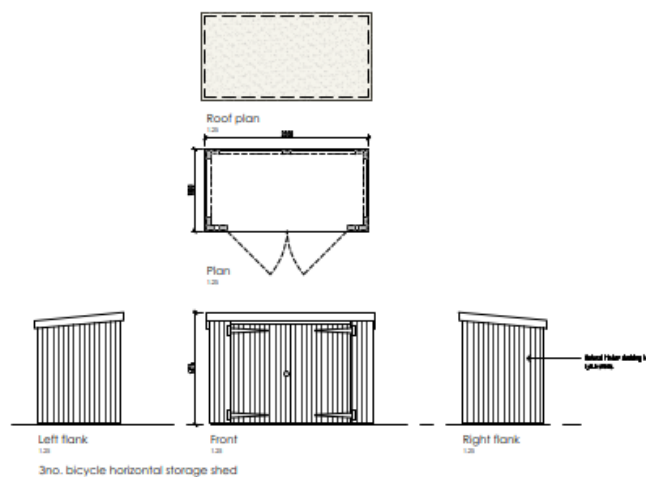
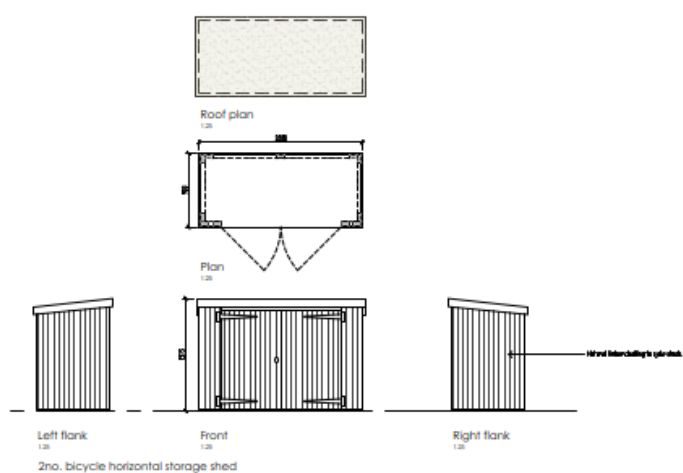
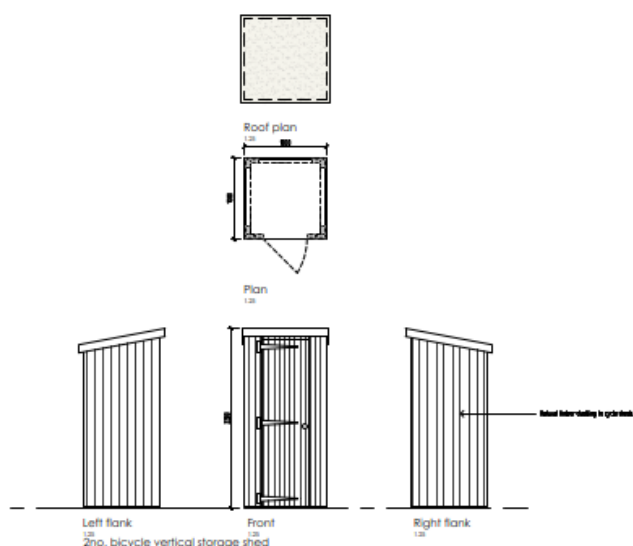


Cycle store front elevation
1:20



Right flank elevation
1:20

The on plot cycle storage would look as follows:



The onsite cycle stores are sympathetically designed with natural timber cladding and the communal cycle stores are also considered acceptable and practical design being a storage rack with metal frame. Both on site and communal cycle storage are considered modestly sized structures which will protect the setting of the main listed Custom House and Gazebo on the site as well as the other curtilage listed buildings. KCC Highways raise no issues in respect of highway matters.

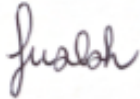
Conclusion

The proposed cycle storage details are considered acceptable and it is considered that condition 20 attached to planning permission reference number 20240687 can be discharged.

Recommendation: Approval of Details

(For detailed informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
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Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	27th May 2025	Dated:	28 May 2025