

Delegated Report

Approval of Details Application

Planning Application No: 20250335

Location: Custom House The Terrace Gravesend Kent

Description: Application for the approval of conditions 9 attached to planning permission reference number 20240687 relating to details of crime prevention measures according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED).

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. 9 which this application seeks to discharge.

Condition 9 is:

9. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, details of crime prevention measures according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to any of the residential units hereby permitted first being occupied and shall thereafter retained.

Reason: *To ensure the development protects the environment of the site and its locality generally, in the interest of security, crime prevention and community safety and is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

The information submitted in pursuance of this condition is:

- Application form;
- Drawing no. 803 Rev. P01 – On Plot Cycle Storage Details;
- Drawing no. 050 Rev. C – Proposed Landscaping Plan;
- Drawing no. 804 Rev. P01 – Communal Cycle Store Details;
- Drawing no. C9.1 – Post Strategy Details;
- Drawing no. 805 Rev. P01 – Communal Cycle Store and Refuse Store 03 Details;
- Drawing no. 802 Rev. P01 – Car and Cycle Parking Allocation Plan;
- Drawing no. 806 Rev. P01 – Refuse Store 02 Details;

- Drawing no. 111 Rev. T1 – External Lighting and Access Control Intent Plan;
- Drawing no. 807 Rev. P01 – Refuse Store 01 Details;
- Drawing no. 801 Rev. P02 – Refuse Strategy Plan;
- Drawing no. 808 Rev. P01 – Boundary Treatment Plan;
- Drawing no. 809 Rev. P01 – Boundary Treatments Details;
- Crime Prevention Through Environmental Design (CPTED) document.

Consultations

Kent Police

Commented that there was no information on Crime Prevention through Environmental Design.

Officer note: All of the above details were there on the file, in any case it is considered that an assessment and determination can be made without Kent Police comments utilising their comments on the original application (ref. 20210757 which 20240687 varied) and the officer's own assessment

Analysis

The CPTED document and drawings set out how the crime prevention measures adhere to the five principles and physical security requirements of Crime Prevention through Environmental Design and which it is stated have been discussed with the Designing Out Crime Team.

In terms of windows and doors, all new external windows and doors will meet PAS 24 standards. For existing doors and windows, their locking mechanism will be assessed and enhanced where necessary.

In terms of surveillance, it is noted how there will be natural surveillance with buildings on the site facing each other and looking out onto the semi-public spaces. The windows in the rear elevation of Custom House will look out onto the existing walled courtyard. In terms of access, the site is enclosed on three sides with high masonry walls with Custom House on the other side providing protection. The site will be accessible through two access control points, the main Custom House entrance and the main vehicular and pedestrian entrance, both of which are on The Terrace. It is noted that each plot will have access control suitable for the location of their dwelling in the site. The main vehicular and pedestrian accessway into the site from the Terrace will have natural surveillance fronting the road.

In respect of lighting the whole of the site will be well lit with lighting spread throughout the site. This will consist of lighting to the entrance to the residences, low level bollard lighting, communal high level lighting and lighting for the bin and cycle stores. It is considered the site will therefore be well lit and protected.

The site will be maintained and managed by a management company to ensure it is kept in order.

In respect of defensible space each plot has a clearly defined boundary which includes private amenity in some cases.

Overall, it can be seen that great consideration has been given to how the proposal can meet the requirements of Crime Prevention through Environmental Design. It is considered that the measures which are proposed meet the comments which were set out by Kent Police in their comments on the original application. It is considered sufficient security measures would be proposed which would protect in terms of *security, crime prevention and community safety* also. The measures will protect the setting of the main listed Custom House and Gazebo on the site as well as the other curtilage listed buildings.

Conclusion

The proposed crime prevention measures details are considered acceptable and it is considered that condition 9 attached to planning permission reference number 20240687 can be discharged.

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