

Delegated Report

Approval of Details Application

Application no: 20250560

Location: Custom House, The Terrace Gravesend Kent

Description: Application for the approval of condition 15 (Windows), condition 18 (Parking), condition 19 (Allocation and Safeguarding of Parking Spaces), condition 21 (Electric Vehicle Charging Strategy) and condition 22 (External Lighting) 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 nos. 15, 18, 19, 21 & 22 which this application seeks to discharge.

The information that has been submitted in pursuance to these conditions is:

- Application form;
- Drawing no. EXT/XX/DR/E/61/016 Rev. C1 – External Lighting, Power & Ancillary Services;
- Drawing no. HC-2813-501 – Surface Water Drainage Layout;
- Drawing no. AMA-22905-ENG-001 Rev. C02 – Private Road Pavement Construction;
- Drawing no. C21.1 – Electric Vehicle Strategy Plan;
- Drawing no. C15.1 – Condition 15 Fixed and Obscured Window Positions;
- Drawing no. 802 Rev. P01- Car and Cycle Parking Allocation Plan;
- Drawing no. HC-2813-503 – Typical detail of precast polymer concrete drainage;
- Drawing no. HC-2813-502 – Surface Water Standard Details;
- Window Schedule; and
- Luminaire Schedule.

Superseded

~~Drawing no. EXT/XX/DR/E/61/016 Rev. P1 – External Lighting, Power & Ancillary Services~~

Consultations

GBC Conservation Officer

The external lighting is acceptable but could they clarify how external light cables will be fixed? For

example, for the sake of historic appearance, it would be preferable to run cables (marked J) in black conduit on the original wall, rather than armour cable. Otherwise no adverse comments on the type of fittings.

KCC Highways

I refer to Conditions 18, 19 and 21 of the above application and confirm that I have no objections to the discharge of these conditions.

Officer Analysis

Condition 15

Condition 15 is:

15. 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, a schedule and details of all windows within the development to be obscure glazed (and where applicable fixed shut) shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved prior to any of the residential units hereby permitted first being occupied. For the avoidance of doubt any obscure windows shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall be permanently retained as such. All fixed shut windows shall be permanently retained as such.

Reason: To protect the amenity and privacy of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The submitted window schedule of the windows that would be obscure glazed and, where relevant, fixed shut is as follows:

New Build

Reference	Location	Structural Opening		Material & Finish	Notes
		Width (mm)	Height (mm)		
First Floor Windows					
Unit 25					
U25/WF/01	Bathroom	811	1060	Aluminium	Fixed shut window, obscured glazing equivalent to Pilkington Level 3 or above
U25/WF/02	Bedroom 3	1022.5	1060	Aluminium	Fixed shut window
Unit 26					
U26/WF/01	Bathroom	811	1060	Aluminium	Fixed shut window, obscured Glazing equivalent to Pilkington Level 3 or above
U26/WF/02	Bedroom 3	1022.5	1060	Aluminium	Fixed shut window
Unit 27					
U27/WF/01	Bedroom 3	1022.5	1060	Aluminium	Fixed shut window

Boathouse

Reference	Location	Structural Opening		Material & Finish	Notes
		Width (mm)	Height (mm)		
First Floor Windows					
Unit 21					
U24/WF02	Bathroom	685	1100	Timber	Obscured glazing equivalent to Pilkington level 3 or above
Unit 22					
U22/WF02	Bathroom	685	1100	Timber	Obscured glazing equivalent to Pilkington level 3 or above
Unit 23					
U23/WF02	Bathroom	685	1100	Timber	Obscured glazing equivalent to Pilkington level 3 or above
Unit 24					
U24/WF04	Bathroom	685	1100	Timber	Obscured glazing equivalent to Pilkington level 3 or above

Outbuildings

Reference	Location	Structural Opening		Material & Finish	Notes
		Width (mm)	Height (mm)		
First Floor Windows					
Unit 15					
U15/WF02	Bathroom	920	1220	Aluminium	Obscured glazing equivalent to Pilkington level 3 or above
Second Floor Windows					
Unit 14					
U14/WS01	Bathroom	920	950	Aluminium	Obscured glazing equivalent to Pilkington level 3 or above
U14/WS02	Cupboard	920	950	Aluminium	Obscured glazing equivalent to Pilkington level 3 or above

As can be seen it relates to the new build (rear elevation), boathouse (rear elevation and outbuildings (front

elevation). The below image shows the location of the windows:



Those windows marked in yellow are to be fixed shut, those windows marked in blue are to be obscure glazed and those marked in green are to be fixed shut and obscure glazed. The obscure glazing is to be equivalent to Pilkington Level 3 or above.

In the new build the bedrooms at first floor level will be fixed shut and the bathrooms will be fixed shut and obscure glazed. In the Boathouse the bathroom windows at first floor level will all be obscure glazed. This will protect future occupiers from potential noise from the Port of London Authority site to the west and protect their privacy in respect of the bathrooms. In the Outbuildings three windows in the front elevation at second floor level will be obscure glazed to respect occupiers privacy in respect of the bathrooms.

The submitted details clearly show which windows will be obscure glazed and/or fixed shut which will protect the amenity and privacy of future occupiers.

It is considered that the details submitted in pursuance of condition 15 are acceptable and it is recommended that condition no. 15 of application ref. 20240687 can be discharged.

Condition 18

Condition 18 is:

18. 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, the vehicle parking areas shown on the approved plans shall be formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

Reason: To ensure sufficient off street car parking provision is available to serve the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of the Gravesham Local Plan First Review (1994).

The submitted information shows the exact location of the car parking spaces across the site and how they are to be allocated – twelve of the spaces will be to plots 04, 05, 08, 10, 12, 13, 14, 15, 20, 25, 26, & 27 and then three visitor parking spaces. It shows the location of the surface water drainage channels and cellular storage crates. It also shows the pavement type will be made up of Type 1 sub-base, AC20 binder course, sharp clean sand and Marshalls block paving and marked out with lines to denote each space.

It is considered that the details submitted in pursuance of condition 18 are acceptable and it is recommended that condition no. 18 of application ref. 20240687 can be discharged.

Condition 19

Condition 19 is:

19. 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, a strategy for the allocation and safeguarding of parking spaces for the occupiers of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy and measures to safeguard the use of the spaces shall be implemented prior to any of the residential units hereby permitted first being occupied and shall be maintained thereafter.

Reason: *In order to ensure an acceptable standard of development upon completion in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

As stated above, the submitted information shows how the parking spaces are to be allocated – twelve of the spaces will be to plots 04, 05, 08, 10, 12, 13, 14, 15, 20, 25, 26, & 27 and then there are to be three visitor parking spaces.

It is considered that the details submitted in pursuance of condition 19 are acceptable and it is recommended that condition no. 19 of application ref. 20240687 can be discharged.

Condition 21

Condition 21 is:

21. Prior to the first use of the car parking spaces hereby approved details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first use of the car parking spaces hereby approved to which the cabling applies.

Reason: *To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Policies CS11, CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

The submitted information shows the location of the below ground cable run for the Electric Vehicle (EV) charging provisions to the car parking spaces to allow future installation of EV charging point. Then in three of the spaces there will be a below ground cable run and complete installation of three EV charging points, one in each space.

It is considered that the details submitted in pursuance of condition 21 are acceptable and it is recommended that condition no. 21 of application ref. 20240687 can be discharged.

Condition 22

Condition 22 is:

22. 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 all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details prior to any of the residential units hereby permitted first being occupied and no additional external lighting shall be provided on the site.

Reason: *In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 of the Gravesham Local Plan of the Core Strategy (September 2014).*

The submitted information shows the location of each proposed lighting features across the site. These consist of bulkhead lights on the buildings, LED wall lights and 5m streetlights with wide and medium angle beams. The Conservation Officer has been consulted and they have advised that the proposed lighting is

acceptable but wanted clarification on how external light cables will be fixed and that it would be preferable to run the cables marked J in black conduit on the original wall rather than armour cable. The agent has now confirmed that the cables will be in black conduit.

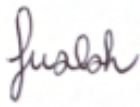
It is therefore considered that the details submitted in pursuance of condition 22 are acceptable and it is recommended that condition no. 22 of application ref. 20240687 can be discharged.

Conclusion

Sufficient information has been submitted to discharge condition nos.15, 18 (Parking), 19, 21 and 22 attached to planning reference number 20240687 and it is recommended that they 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:	25 November 2025	Dated:	26 November 2025