

Application: 20250381

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Mr Michael Atkins**
London River House Royal Pier Road
Royal Pier Road,
Gravesend
Kent
DA12 2BG
United Kingdom

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

Port Of London Authority
London River House
Royal Pier Road
Gravesend
Kent
DA12 2BG

and being **Application for variation of condition 2 attached to planning permission reference number 20221294 for Demolition of an external stairwell, construction of a new single storey roof space, removal and relocation of the radar mast, internal refurbishment, improvements to the exterior facades and new landscaping to provide a level access to London River House and the PCC. The existing link between the PCC and Grade II listed Royal Terrace Pier will be enhanced, and repaving works is proposed in the forecourt area of the listed pier; to allow landscaping changes and amendment to the plans.** Your application dated 17th April 2025 is permitted subject to the following:-

1. The development as carried out shall accord with the following approved plans:

(Planning Application reference 20221294)

- o Application form;
- o Drawing no. PCC-BA-10-ZZ-DP-A-02 Rev. P2 - Proposed Location Plan;
- o Drawing no. PCC-BA-12-ZZ-DP-A-02 Rev. P2 S4 - Existing Location Plan;
- o Drawing no. PCC-BA-12-ZZ-DP-A-01 Rev. P1 - Existing Site Plan;
- o Drawing no. PCC-BA-12-E-DP-A-0 Rev. P1 - Existing South + North Site Elevations;
- o Drawing no. PCC-BA-12-EE-DP-A-0 Rev. P1 - Existing East Elevation;
- o Drawing no. PCC-BA-12-EN-DP-A-0 Rev. P1 - Existing North Elevation;
- o Drawing no. PCC-BA-12-EW-DP-A-0 Rev. P1 - Existing West Elevation;
- o Drawing no. PCC-BA-12-L0-DP-A-0 Rev. P1 - Existing Lower Ground Floor;
- o Drawing no. PCC-BA-12-R1-DP-A-0 Rev. P1 - Existing Roof Plan;
- o Drawing no. PCC-BA-12-S1-DP-A-0 Rev. P1 - Existing Section AA;
- o Drawing no. PCC-BA-12-ZZxT1-DP-A-0 Rev. P2 - Existing connection to Royal

Terrace Pier - Plan and Section;

- o Drawing no. PCC-BA-12-E1xT1-DP-A-0 Rev. P2 - Existing Connection to Royal

Terrace Pier - North and South Elevations;

- o Drawing no. PCC-BA-20-E-DP-A-0 Rev. P3 - Proposed South and North Site Elevation

- o Drawing no. PCC-BA-20-EE-DP-A-0 Rev. P2 - Proposed East Elevation;

- o Drawing no. PCC-BA-20-EN-DP-A-0 Rev. P2 - Proposed North Elevation;

- o Drawing no. PCC-BA-20-EW-DP-A-0 Rev. P1 - Proposed West Elevation;

- o Drawing no. PCC-BA-20-S2-DP-A-0 Rev. 2 - Proposed Section BB;

- o Drawing no. PCC-BA-20-S3-DP-A-0 Rev. P2 - Proposed Section CC;

- o Drawing no. PCC-BA-20-E1xT1-DP-A-) Rev. P2 - Connection to Royal Terrace Pier

- North and South Elevations;

- o Drawing no. PCC-BA-20-ZZxT1-DP-A-0 Rev. P2 - Connection to Royal Terrace Pier

- Plan and Section;

- o Drawing no. PCC-BA-21-L4xB1-DP-A-0 Rev. P2 - External Walls Level 4 South

Elevation Bay Study;

- o Drawing no. PCC-BA-21-L4xB2-DP-A-0 Rev. P2 - External Wall Level 4 North

Elevation Bay Study;

- o Drawing no. PCC-BA-21-L4xS1-DP-A-0 Rev. P2 - External Walls Level 4 Sections;

- o Drawing no. PCC-BA-21-ZZxB1-DP-A-0 Rev. P2 - Proposed External Walls Bay

Study Typical Windows Type 1 Levels 1-3;

- o Drawing no. PCC-BA-21-ZZxB2-DP-A-0 Rev. P2 - Proposed External Walls Bay

Study Typical Windows Type 2 Levels 1-3;

- o Drawing no. PCC-BA-21-ZZxB3-DP-A-0 Rev. P2 - Proposed External Walls Bay

Study Typical Windows Type 3 Levels 1-3;

- o Drawing no. PCC-BA-21-EE1-DP-A-0 Rev. P2 - Proposed External Wall East

Elevation Cladding Types;

- o Drawing no. PCC-BA-21-EN1-DP-A-0 Rev. P2 - Proposed External Wall North

Elevation Cladding Types;

- o Drawing no. PCC-BA-21-ES1-DP-A-0 Rev. P2 - Proposed External Wall South

Elevation Cladding Types;

- o Drawing no. PCC-BA-21-EW1-DP-A-0 rev. P1 - Proposed External Wall West

Elevation Cladding Types;

- o Drawing no. PCC-BA-90-ZZ-DP-A-2 Rev. P1 - Royal Terrace Pier paving;

- o Drawing no. PCC-BA-90-ZZ-DP-A-1 Rev. P1 - Bin Store;

- o Transport Statement;

- o Upfront and Embodied Carbon Report;

- o Heritage Statement;

- o Construction and Environmental Management Plan;

- o Energy Statement;

(Planning Application reference 20250381)

- o Cover Letter;

- o Application form;

- o Drawing no. PCC-BA-10-ZZ-DP-A-01 Rev. P3 - Proposed Site Plan;

- o Drawing no. LNK-BA-12-ZZ-DP-A-0 Rev. P3 - Existing Link Building Levels 1&2;

- o Drawing no. PCC-BA-12-L1-DP-A-0 Rev. P2 - Existing Level 1;

- o Drawing no. PCC-BA-12-L2-DP-A-0 Rev. P2 - Existing Level 2;

- o Drawing no. PCC-BA-12-L3-DP-A-0 Rev. P2 - Existing Level 3;

- o Drawing no. PCC-BA-12-L4-DP-A-0 Rev. P2 - Existing level 4;

- o Drawing no. PCC-BA-12-ES-DP-A-0 Rev. P2 - Existing South Elevation;

- o Drawing no. LNK-BA-20-ZZ-DP-A-0 Rev. P3 - Proposed Link Building Plans Levels 1 & 2;

- o Drawing no. PCC-BA-20-L0-DP-A-0 Rev. P3 - Proposed Lower Ground Floor;

- o Drawing no. PCC-BA-20-L1-DP-A-0 Rev. P3 - Proposed Level 1;

- o Drawing no. PCC-BA-20-L2-DP-A-0 Rev. P3 - Proposed Level 2;

- o Drawing no. PCC-BA-20-L3-DP-A-0 Rev. P3 - Proposed Level 3;

- o Drawing no. PCC-BA-20-L4-DP-A-0 Rev. P3 - Proposed Level 4;

- o Drawing no. PCC-BA-20-ES-DP-A-0 Rev. P2 - Proposed South Elevation;

- o Drawing no. PCC-BA-20-R1-DP-A-0 Rev. P3 - Proposed Roof Plan;

- o Drawing no. PCC-BA-20-S1-DP-A-0 Rev. P2 - Proposed Section AA;

- o Drawing no. PCC-BA-90-ZZ-DP-A-0 Rev. P3 - Proposed Surface Types;

- o Drawing no. PCC-HDR-XX-ZZ-DR-S-02111 Rev. P2 - External Works Layout Foundation General Arrangement;
- o Drawing no. PCC-HDR-XX-ZZ-DR-S-02114 Rev. P1 - External Works Layout Sections & Details;
- o Drawing no. SHA 1900 TSP -Tree Survey Plan;
- o List of Documents and Plans;
- o Flood Risk Assessment, Dated 7 August 2005, Issue 4, Reference 10342643;
- o Planning Statement April 2025;
- o Planning Design and Access Statement 2025;
- o Port of London Port Control Centre Landscaping;
- o Heritage Statement Addendum April 2025;
- o Transport Statement Addendum; and
- o Tree Survey Sheets.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Prior to any works taking place on the Port Control Centre (PCC) building, details and samples of all external facing materials to be used for the new storey on the building and the refurbished elevations (walls, roof, windows, rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

Reason: To protect the visual amenities of the building and the surrounding area, the setting of the adjacent Grade II Listed Royal Terrace Pier and 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.

3. Prior to any works taking place on the link between the Port Control Centre (PCC) building and Royal Terrace Pier details of the external facing materials for the new and retained walls including details of the lime mortar mix, new roof element and details of the new window in the existing opening shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to protect the setting of the Grade II Listed Royal Terrace Pier 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.

4. The existing communications tower on the Port Control Centre (PCC) building shall be removed in its entirety by 2 March 2026 and shall not be reinstated or relocated elsewhere in the application site at any time thereafter.

Reason: In order to protect the visual amenities of the building and the surrounding area, the setting of the adjacent Grade II Listed Royal Terrace Pier and 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.

5. Prior to any of the hard landscaping works being carried out, a scheme detailing the proposed hard landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. This information shall include hard surface treatments including details of drainage and details of all steps, slopes, ramps, bollards and seating. The development shall be carried out in accordance with the approved details.

Reason: To protect the visual amenities of the area, the setting of the adjacent grade II listed Royal Terrace Pier and 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.

6. Prior to any of the soft landscaping works taking place a scheme detailing the proposed soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full within the first available planting season. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To protect the visual amenities of the area, the setting of the adjacent grade II listed Royal Terrace Pier and 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.

7. Prior to any new lighting being installed, details of all proposed external lighting including luminance levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, the setting of the adjacent Grade II Listed Royal Terrace Pier, the character and appearance of the Riverside Conservation Area and to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting 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.

8. Prior to the new signage being installed on the Port Control Centre (PCC) building, details of the exact size and appearance of all new signage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to protect the visual amenities of the building and the surrounding area, the setting of the adjacent Grade II Listed Royal Terrace Pier and 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.

9. Before any part of the site, which is to be redeveloped under this planning application, can be occupied, the applicant must carry out the repair works to provide a minimum 20-year service life for the site's tidal flood defence as approved under approval of condition application ref. 20250435.

Reason: To prevent an increased risk of flooding, to ensure that the development and the surrounding area is appropriately protected from flooding in accordance with Policy CS18 of the Gravesham Local Plan Core Strategy (2014) and section 14 of the National Planning Policy Framework (2021).

10. The development shall be carried out at all times in strict accordance with the approved Construction and Environmental Management Plan by B & M (reference BM3822 Rev. A) dated 21 November 2022.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 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.

4 FLOOD RISK ACTIVITY PERMIT (FRAP)

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)
- o on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o in a floodplain more than 8 metres from the riverbank, culvert, or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. In preparation for the required FRAP, we would require the application to be supported by a detailed method statement.

It is likely that a FRAP would be required for the demolition work. We would require for the applicant to submit a method statement for these works with a consideration for any possible interaction with buried elements that form part of the tidal flood defence (such as tie rods).

6 FUTURE THAMES BARRIER

The Thames Estuary 2100 Plan (the Plan) sets out how we and our partners can work together to manage tidal flood risk in the Thames Estuary, from now and into the next century. It is an adaptive plan, ensuring current standards of flood protection provided by the existing tidal defence system are maintained or improved taking into account the effects of climate change e.g. sea level rise.

We expect the Thames Barrier to continue to protect London from tidal flooding up until 2070, but over the longer term the Plan, published in 2012, sets out the strategic direction and several options for managing tidal flood risk in the Thames Estuary.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

8 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: 3 December 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.

- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- an application for change of use;
- an application to change the number of dwellings in a building.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.