

Delegated Report

Listed Building Consent Application

Planning Application No: 20250385

Location: Port Of London Authority London River House Royal Pier Road Gravesend

Description: Application for Listed Building Consent for the 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.

Applicant: Mr Michael Atkins

Submitted Documents/Plans

- Cover Letter;
- Application form;
- Drawing no. PCC-BA-10-ZZ-DP-A-01 Rev. P3 - Proposed Site Plan;
- Drawing no. PCC-BA-10-ZZ-DP-A-02 Rev. P2 - Proposed Location Plan;
- Drawing no. PCC-BA-12-ZZ-DP-A-02 Rev. P2 S4 - Existing Location Plan;
- Drawing no. PCC-BA-12-ZZ-DP-A-01 Rev. P1 - Existing Site Plan;
- Drawing no. PCC-BA-12-E-DP-A-0 Rev. P1 - Existing South + North Site Elevations;
- Drawing no. PCC-BA-12-EE-DP-A-0 Rev. P1 - Existing East Elevation;
- Drawing no. PCC-BA-12-EN-DP-A-0 Rev. P1 - Existing North Elevation;
- Drawing no. PCC-BA-12-ES-DP-A-0 Rev. P2 - Existing South Elevation;
- Drawing no. PCC-BA-12-EW-DP-A-0 Rev. P1 - Existing West Elevation;
- Drawing no. PCC-BA-12-L0-DP-A-0 Rev. P1 - Existing Lower Ground Floor;
- Drawing no. PCC-BA-12-R1-DP-A-0 Rev. P1 - Existing Roof Plan;
- Drawing no. PCC-BA-12-S1-DP-A-0 Rev. P1 - Existing Section AA;
- Drawing no. PCC-BA-12-ZZxT1-DP-A-0 Rev. P2 - Existing connection to Royal Terrace Pier - Plan and Section;
- Drawing no. PCC-BA-12-E1xT1-DP-A-0 Rev. P2 - Existing Connection to Royal Terrace Pier - North and South Elevations;
- Drawing no. LNK-BA-12-ZZ-DP-A-0 Rev. P3 - Existing Link Building Levels 1&2;
- Drawing no. PCC-BA-12-L1-DP-A-0 Rev. P2 - Existing Level 1;
- Drawing no. PCC-BA-12-L2-DP-A-0 Rev. P2 - Existing Level 2;
- Drawing no. PCC-BA-12-L3-DP-A-0 Rev. P2 - Existing Level 3;
- Drawing no. PCC-BA-12-L4-DP-A-0 Rev. P2 - Existing level 4;
- Drawing no. PCC-BA-20-E-DP-A-0 Rev. P3 - Proposed South and North Site Elevation;
- Drawing no. PCC-BA-20-EE-DP-A-0 Rev. P2 - Proposed East Elevation;
- Drawing no. PCC-BA-20-EN-DP-A-0 Rev. P2 - Proposed North Elevation;
- Drawing no. PCC-BA-20-EW-DP-A-0 Rev. P1 - Proposed West Elevation;
- Drawing no. PCC-BA-20-S1-DP-A-0 Rev. P2 - Proposed Section AA;
- Drawing no. PCC-BA-20-S2-DP-A-0 Rev. 2 - Proposed Section BB;
- Drawing no. PCC-BA-20-S3-DP-A-0 Rev. P2 - Proposed Section CC;

- Drawing no. PCC-BA-20-E1xT1-DP-A-) Rev. P2 - Connection to Royal Terrace Pier
 - North and South Elevations;
- Drawing no. PCC-BA-20-ZZxT1-DP-A-0 Rev. P2 - Connection to Royal Terrace Pier
 - Plan and Section;
- Drawing no. LNK-BA-20-ZZ-DP-A-0 Rev. P3 - Proposed Link Building Plans Levels 1 & 2;
- Drawing no. PCC-BA-20-L0-DP-A-0 Rev. P3 - Proposed Lower Ground Floor;
- Drawing no. PCC-BA-20-L1-DP-A-0 Rev. P3 - Proposed Level 1;
- Drawing no. PCC-BA-20-L2-DP-A-0 Rev. P3 - Proposed Level 2;
- Drawing no. PCC-BA-20-L3-DP-A-0 Rev. P3 - Proposed Level 3;
- Drawing no. PCC-BA-20-L4-DP-A-0 Rev. P3 - Proposed Level 4;
- Drawing no. PCC-BA-20-ES-DP-A-0 Rev. P2 - Proposed South Elevation;
- Drawing no. PCC-BA-20-R1-DP-A-0 Rev. P3 - Proposed Roof Plan;
- Drawing no. PCC-BA-21-L4xB1-DP-A-0 Rev. P2 - External Walls Level 4 South Elevation Bay Study;
- Drawing no. PCC-BA-21-L4xB2-DP-A-0 Rev. P2 - External Wall Level 4 North Elevation Bay Study;
- Drawing no. PCC-BA-21-L4xS1-DP-A-0 Rev. P2 - External Walls Level 4 Sections;
- Drawing no. PCC-BA-21-ZZxB1-DP-A-0 Rev. P2 - Proposed External Walls Bay Study Typical Windows Type 1 Levels 1-3;
- Drawing no. PCC-BA-21-ZZxB2-DP-A-0 Rev. P2 - Proposed External Walls Bay Study Typical Windows Type 2 Levels 1-3;
- Drawing no. PCC-BA-21-ZZxB3-DP-A-0 Rev. P2 - Proposed External Walls Bay Study Typical Windows Type 3 Levels 1-3;
- Drawing no. PCC-BA-21-EE1-DP-A-0 Rev. P2 - Proposed External Wall East Elevation Cladding Types;
- Drawing no. PCC-BA-21-EN1-DP-A-0 Rev. P2 - Proposed External Wall North Elevation Cladding Types;
- Drawing no. PCC-BA-21-ES1-DP-A-0 Rev. P2 - Proposed External Wall South Elevation Cladding Types;
- Drawing no. PCC-BA-21-EW1-DP-A-0 rev. P1 - Proposed External Wall West Elevation Cladding Types;
- Drawing no. PCC-BA-90-ZZ-DP-A-2 Rev. P1 - Royal Terrace Pier paving;
- Drawing no. PCC-BA-90-ZZ-DP-A-1 Rev. P1 - Bin Store;
- Drawing no. PCC-BA-90-ZZ-DP-A-0 Rev. P3 - Proposed Surface Types;
- Drawing no. PCC-HDR-XX-ZZ-DR-S-02111 Rev. P2 - External Works Layout Foundation General Arrangement;
- Drawing no. PCC-HDR-XX-ZZ-DR-S-02114 Rev. P1 - External Works Layout Sections & Details;
- Drawing no. SHA 1900 TSP -Tree Survey Plan;
- List of Documents and Plans;
- Transport Statement;
- Transport Statement Addendum
- Upfront and Embodied Carbon Report;
- Heritage Statement;
- Heritage Statement Addendum April 2025;
- Construction and Environmental Management Plan;
- Energy Statement;
- Flood Risk Assessment, Dated 7 August 2005, Issue 4, Reference 10342643;
- Planning Statement April 2025;
- Planning Design and Access Statement 2025;
- Port of London Port Control Centre Landscaping;
- Tree Survey Sheets.

Reference	Description	Decision	Decision Date
20250770	Application for the approval of condition 11 attached to planning permission reference number 20221294 relating to full details of its (refuse store) appearance and size.	Approval of Details	24.09.2025
20250435	Application for the approval of condition 12 and 13 attached to planning permission reference number 20221294 relating to a condition assessment of the site's tidal Thames flood defence and carry out such works as to provide a minimum 20-year service life for the site's tidal flood defence without the need for further intrusive works during this time.	Approval of details	27.10.2025
20231211	Application for the approval of condition 3 attached to planning permission reference number 20221294 relating to full Preliminary Ecological Assessment and enhancement opportunities.	Approval of details	27.10.2025
20230914	Application for the approval of condition 6 attached to planning permission reference number 20221294 relating to full details of the size and appearance of the communications tower.	Approval of details	07.11.2023
20221295	Application for Listed Building Consent for the 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	Permitted	20.04.2023
20221294	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.	Permitted	20.04.2023
20191041	Application for non-material amendment to planning permission reference number 20190222 to allow for the substitution of the large roof lights on the north and south elevations with Velux windows.	Permitted	28.10.2019
20190895	Application for non-material amendment to	Permitted	21.10.2019

	planning permission reference number 20190222 to allow the addition of a larger door onto the north balcony and omit the west roof lights on the north and south elevations.		
20190222	Conversion of existing archive area into an area for staff welfare and social activities, erection of a new terrace on the riverside elevation with additional windows and roof lights to the front and back elevations of the link section of the London River House; installation of photovoltaic solar panels on the roof of the London River House main block (east and west elevations); installation of a river water cooling plant system; alterations and improvements to the hard and soft landscaping to the front of the Royal Terrace Pier entrance and forecourt.	Permitted	17.05.2019
20190223	Application for Listed Building Consent for conversion of existing archive area into an area for staff welfare and social activities, erection of a new terrace on the riverside elevation with additional windows and roof lights to the front and back elevations of the link section of the London River House; installation of photovoltaic solar panels on the roof of the London River House main block (east and west elevations); installation of a river water cooling plant system; alterations and improvements to the hard and soft landscaping to the front of the Royal Terrace Pier entrance and forecourt.	Permitted	17.05.2019
19980214	Change of the external facing materials to the Port Control Centre fronting the River and erection of a 6m high flagpole on the roof.	Permitted	22.05.1998
19970463	Erection of extensions to the Port Control Centre at roof level on the north and south elevations to form rest room, kitchen, toilet accommodation and enlarged equipment room.	Permitted	24.12.1997
19890818	Erection of a part three storey and part four storey building linked to the existing Thames Navigation Service building to form car park at ground level with offices over.	Permitted	26.11.1990
19850491	Erection of extension at third floor level on the east elevation to form enlarged staircase enclosure installation of 4 no windows at first floor level on the southern elevation and internal alterations.	Permitted	24.09.1985

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

Other material considerations

The Council has a statutory duty under Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving sustainable development and well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Gravesend Riverside Conservation Area Character Appraisal (2009);
- Management Plan Gravesend Town Centre Conservation Areas (2009).

Consultations, Publicity and Representations

Consultees

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

No response from:

- GBC Environmental Protection
- National Amenity Societies

Publicity

The application has been advertised by way of press and site notices – overall consultation expiry date was 11.06.2025 – no responses received.

Officer's Analysis

The application site consists of the Port of London Authority's (PLA) collection of five buildings made up of London River House, the Link building, Port Control Centre building, Royal Terrace Pier and Alexandra House.

Royal Terrace Pier is a grade II listed building and the site is located in the Riverside Conservation Area, an Area of Archaeological Potential, Flood Zone 2 and Gravesend Town Centre Opportunity Area. Gravesend Blockhouse to the west of the application site is a Scheduled Ancient Monument.

Planning permission and listed building consent was granted on 20 April 2023 under application refs. 20221294 & 20221295 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.

The applicant now wishes to make some amendments to the permitted scheme. They have therefore submitted:

- 1) An application for variation of condition 2 (approved drawings and plans) attached to planning permission ref. 20221294 to allow amendments to the external landscaping (this currently being considered under application ref. 20250381); and
- 2) This fresh Listed Building Consent application ref. 20250385 given that amendments cannot be made to a Listed Building Consent in order to incorporate the proposed changes to the external landscaping which was approved.

On the application form it is stated that the development has not started.

The conditions on Listed Building Consent ref. 20221295 related to standard time limit and list of approved plans and documents.

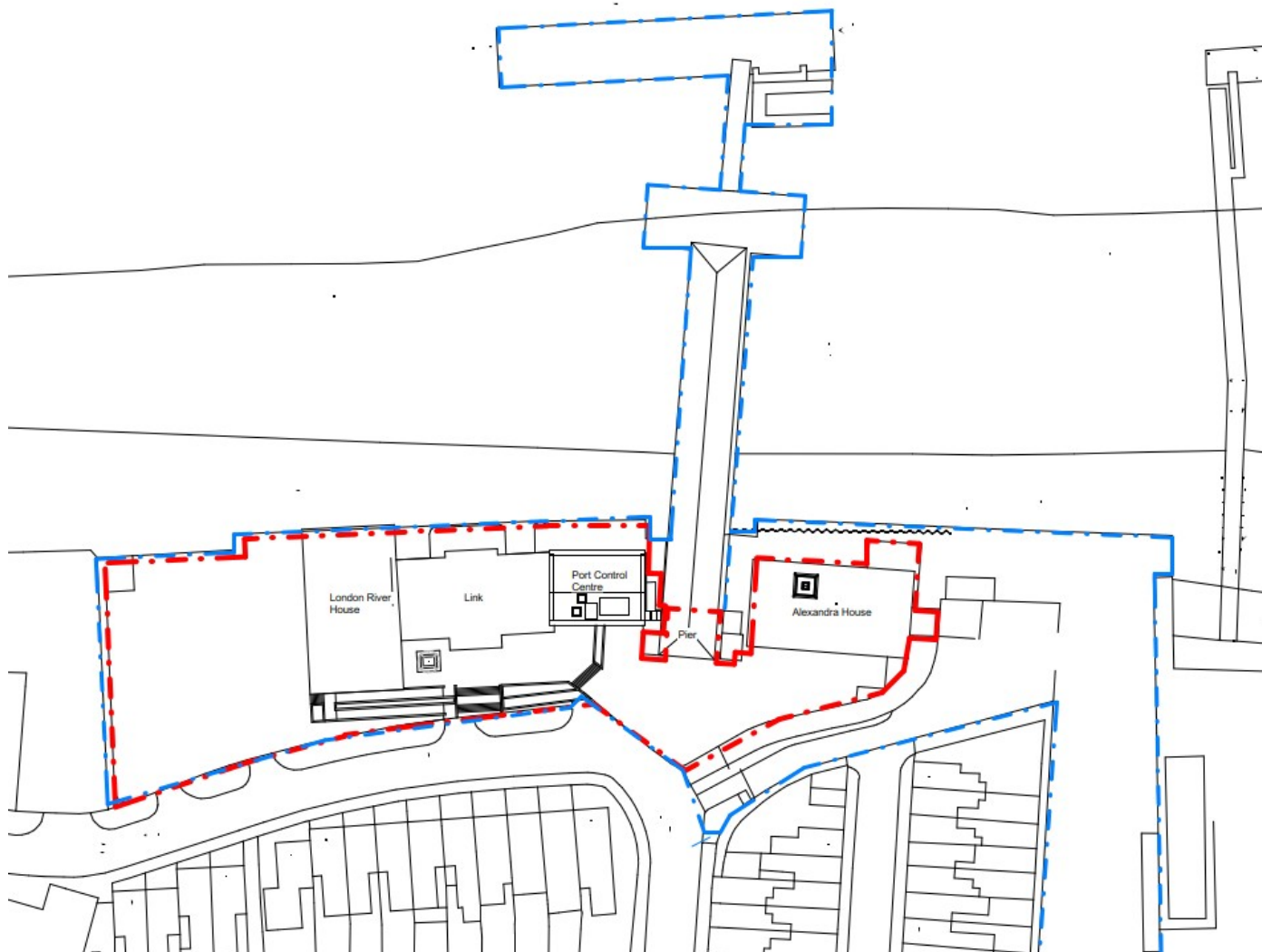
This proposal relates primarily to the extension and refurbishment of the Port Control Centre (PCC) building. The PCC building is a four storey building plus rooftop structure which houses the PLA's Vessel Traffic Services (VTS) and radar equipment for the PLA along with ancillary office areas. The VTS department oversees the safety of navigation of some 600 sq. miles of waterway spanning 95 miles from Teddington to the North Sea on a 24 hour basis, 365 days a year. The proposal to extend and modernise the PCC building has come about to ensure that it can continue to act as the main base of operations for the PLA both now and in the long term. The building will also house an additional 10 employees who will be re-locating from the PLA's Thames Barrier Navigation Centre in Woolwich. It is therefore proposed to extend the building with a new storey on top.

The proposal also includes the relocation of the communications tower from the PCC building to the roof of Alexandra House (it should be noted that this element has already been carried out which would have taken place under the approved planning and listed building consent application refs. 20221294 & 20221295).

It is also stated the existing PLA buildings are considered to present a cluttered and confusing face to the town with a mix of different scales, materials and designs and with access to the main door being via steps and car parking, services entrances and bin stores dominating the frontage. The proposal also therefore includes extensive areas of landscaping to unify the PLA ensemble and rectify the access and perception issues at the front of the site, removal of seven parking spaces from the front of London River House and the relocation of the existing waste collection area to the London River House car park to the west of the site.



The application site is shown in the below image:



The collection of PLA buildings are shown in the below image:



The principle issue in the assessment of the application is as follows:

- Whether the proposal would protect the setting of the grade II listed Royal Terrace Pier and preserve or enhance the character and appearance of the Riverside Conservation Area.

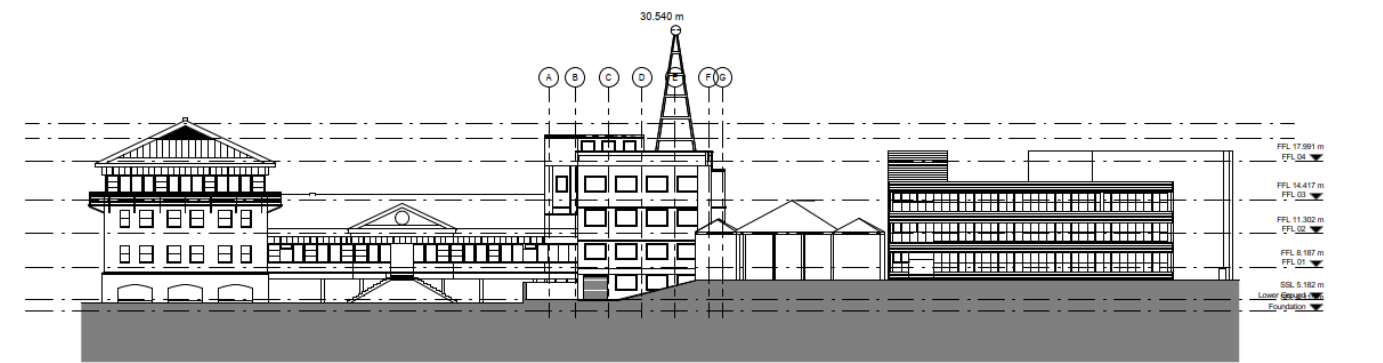
Turning to the proposed extension and refurbishment of the PCC building first which is the main part of the proposal, this consists of a new storey being added to the building increasing it from a four to a full five storey building. The existing PCC building is a 1950s building and currently a full four storeys with a small part fifth storey element next to the communications mast. It is proposed to remove this part fifth storey element and the telecommunications tower and erect a whole new fifth storey on the building in an 'M' style roof design. The existing brick faced building is to be overclad and new windows installed. A palette of dark, earthy textured render is proposed which is said to be more forgiving to weathering and a tonal, metallic top that compliments the tones of the existing area with any final colours and textures to be subject to condition, should permission be forthcoming.

The north elevation of the new storey would have windows which would be set back and at an angle to reduce glare for the VTS operators. There would be solid panels above this to allow for the mounting of VTS screens above the windows. The south elevation of the new storey would be at a lower level with smaller windows in order to reduce overheating and has been done to provide a consistent window to solid arrangement as per the north elevation. There would be a small solid section below the windows to allow for desks to be placed against the windows. The east and west flank elevations would be solid panels with no openings.

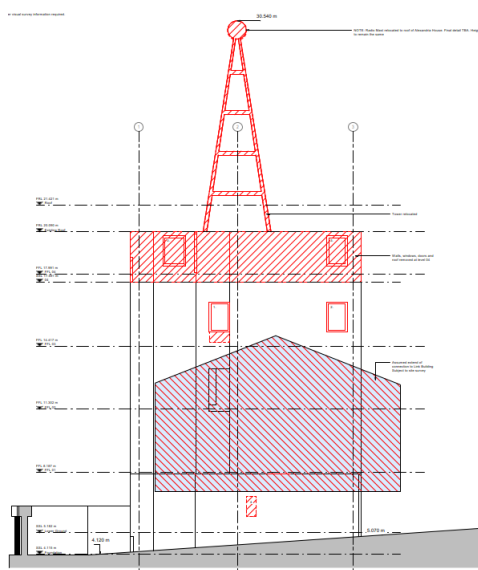
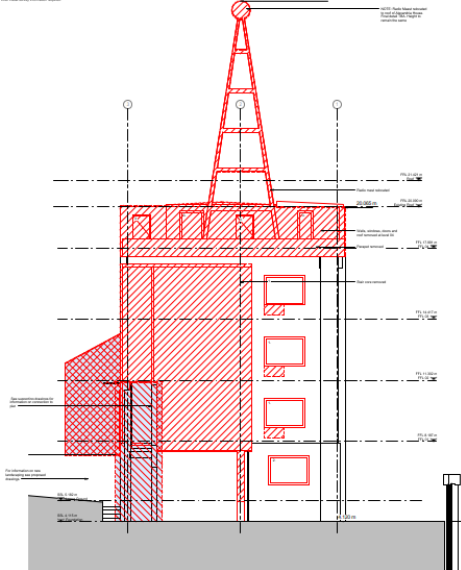
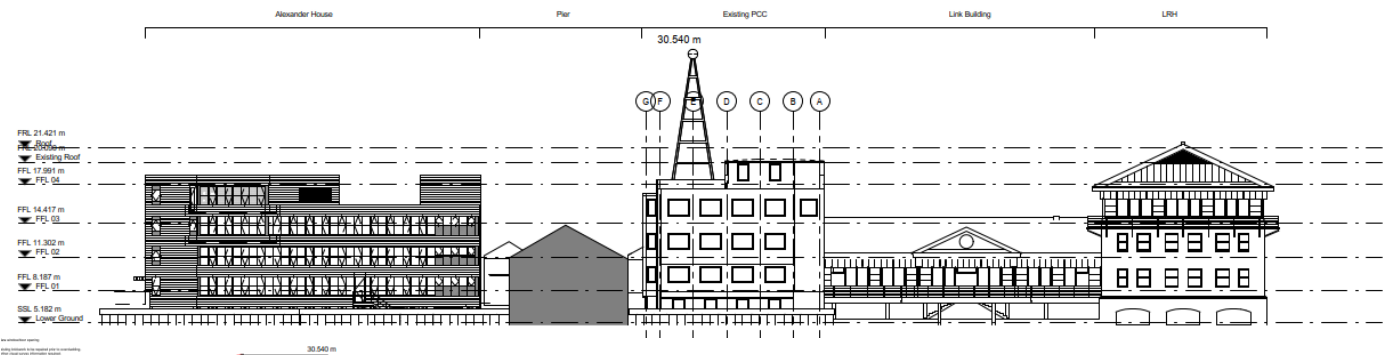
The existing and proposed elevations are as follows:



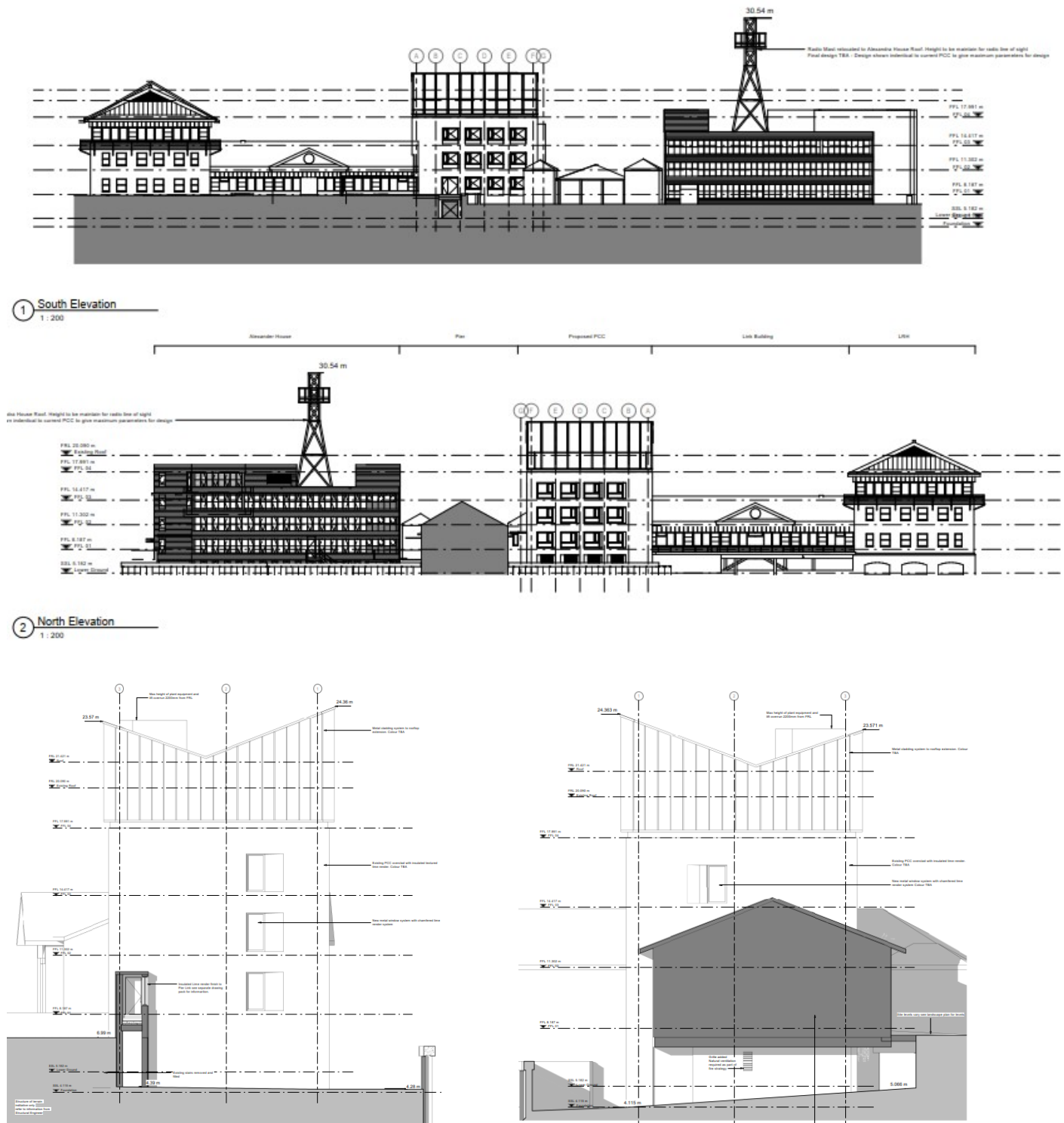
Existing Elevations



1 South Elevation
1 : 200



Proposed Elevations



The below images show the proposed north and south elevations of the PCC building:



Below is Computer Generated Imagery showing the proposed extended and refurbished PCC building as viewed from the River Thames and from Royal Pier Road:





Approach from the west



Approach from the south via Royal Pier Road

The proposed new storey on the PCC building is of a unique design in terms of the surrounding character but its form very much follows its function. The size and positioning of the windows and solid panel sections is determined by the use of the building. The north elevation of the new storey is higher than the south elevation due to the need to have large windows to afford views along the river in both directions. The south elevation is shorter as there is not such a need for high windows in that section but windows are proposed to ensure a balance between the north and south elevations in terms of the fenestration. The bulk of the new storey is reduced as much as possible with the 'M' style roof. Although different, the design very much follows function and it is considered that the proposal will turn the PCC building into something more of a landmark building for the river and this area of Gravesend riverside than is currently the case.

It is considered that overall subject to conditioning materials for the new storey and the refurbished elevations of the existing building, this element of the proposal would be acceptable in respect of design, character and appearance, would be acceptable. Conditions requiring details of external facing materials were attached to the planning permission ref. 20221294 for which there is currently the variation of condition application in under ref. 20250381. Therefore, the conditions requiring details of materials would be attached to that variation of condition application should that be permitted. The proposed new storey and refurbishment of the PCC building will respect the character of the host building and would not harm the character of the surrounding area. By extension it would not cause harm to the setting of the listed Royal Terrace Pier and would preserve the character and appearance of the Riverside Conservation Area.

The replacement windows will be aluminium, the existing windows are aluminium and therefore the material is considered acceptable. Typical window details have been submitted which appear sympathetic and similar to the existing.

The other works consist of moving the communications tower from the PCC building where it was located on the eastern side of its flat roof to the roof of Alexandra House, a 1970s building, where it is now located in a slightly-off-centre location. As stated, this element of the approved planning and listed building consent application refs. 20221294 & 20221295 has already been carried out. However, for completeness the assessment of that element will still be included here.

The communications tower is a vitally important functional element of the PLA's occupation at the Gravesend site and supports a number of active systems. The proposal was to remove the tower from the PCC building (which is to receive a new storey on top) and relocate the tower. A number of locations were considered for the tower and Alexandra House was been chosen. The highest point of the tower remains 30.57m above sea level and is a maximum of 4.75m wide at its base. The actual design of the tower was subject to planning condition and this was approved under application ref. 20230914 on 07/11/2023.

From looking at the existing and proposed elevation views, it could be seen that the difference in locating the communications tower on Alexandra House would be minimal. The tower was already a very prominent

feature on top of the PCC building which is the building at the end of the vista of Royal Pier Road. The relocation of the tower onto Alexandra House to the east (which is at a slightly lower level than the PCC building) and not in the direct vista at the end of Royal Pier Road meant there would be a reduction in the prominence of the tower and the tower was to be no larger than the existing one.

Overall, it was considered that the relocation of the tower from where it was positioned on the PCC building to the roof of Alexandra House to the east would have a neutral impact on the character of the host building Alexandra House and the character of the area given it was just being moved from one building to another and which was a modern 1970s building of no particular architectural merit. It was considered it would not impact on the setting of the listed Royal Terrace Pier which is located between the two and would still preserve the character and appearance of the Riverside Conservation Area. A condition was considered to be required to secure details of the exact size and appearance of the new tower and as stated those details were approved under application ref. 20230914 on 07/11/2023.

It was stated in the Design & Access Statement that during the construction stage both the existing and proposed communications towers will be in place for 24 months to allow continuous operation of VTS services. This was queried with the applicant due to the length of time and he confirmed that once the new tower was installed on Alexandra House, the existing tower would need to remain in place for at least 15 months in order to enable the new tower to be installed, various IT infrastructure and services to be transferred from and various testing requirements to ensure the new tower is fully operational without issue. It is a rigorous testing regime due to the fundamental requirement to ensure that the navigational system does not have any issues and can operate effectively. The need for both towers to exist for a period of time is completely understood. Whilst 15 months was still considered a long time given the visual impact that two towers would have, it was considered an improvement on the originally stated 24 months in the Design & Access Statement and the applicant was considered to have provided sufficient justification for why 15 months was necessary. As such in order to ensure that the existing tower was removed when it can be in order to ensure there would not ever be the situation where both towers would remain going forward (and in the event that the new storey to the PCC building did not take place in which case the existing tower would not need to be removed) it was considered necessary to condition that the existing tower would be removed within 15 months of the new tower being in operation and shall not be reinstated or relocate elsewhere on the site. This condition was attached to the original planning permission ref. 20221294 for which there is currently the variation of condition application in under ref. 20250381. Therefore, the condition requiring removal of the existing communications tower within 15 months of the operation of the new tower would need to be attached to that variation of condition application should that be permitted

The proposal also includes extensive areas of landscaping to unify the PLA ensemble and rectify the access and perception issues at the front of the site. Within the Design & Access statement it is stated the existing frontage within the curtilage of the PLA buildings in poor condition in respect of the pavement and street furniture etc. with an unclear entranceway dominated by parking and waste collection area. The proposal is to clear away unnecessary elements in front of the PLA site and create a unified landscape to bring legibility, hierarchy and a sense of civic public realm to the site. The proposed landscaping includes a number of works including planters, steps and ramped access, re-surfacing, re-location of bin store to the corner of the parking area west of London River House, new bollards to replace existing concrete bollards and planted strips in front of ramps; all existing trees are to be retained. In the previous applications it was proposed to re-locate the decorative plaque on London River House but due to the amended landscape layout it is said that this can remain where it is. It is still proposed to have an updated interpretation board and associated plaque which would be moved to a location by the entrance.

The changes which are proposed in terms of the external landscaping which have triggered the need for this fresh Listed Building Consent application and variation of condition application, is only the landscaping in front of London River House, the Link building and the Port Control Centre which it is proposed to amend; the landscaping permitted in front of the grade II listed Royal Terrace Pier (including the forecourt repaving) and Alexandra House remain unchanged. In addition, it is also confirmed in the Planning Statement that there are no changes proposed to the rest of the approved scheme. Therefore, to confirm there are no changes to the following approved elements:

- Demolition of external stairwell
- Construction of a new single story roof space
- Removal and relocation of the radar mast (complete)
- Internal refurbishment
- Improvements to exterior facades
- Enhancement of existing link between the Port Control Centre and the Grade II Listed Royal Terrace Pier
- Repaving works in the forecourt area of the Grade II Listed Royal Terrace Pier.

The proposed landscaping works subject to a condition to secure full details, are considered to be a positive change which will enhance the environs of the site creating a more welcome, accessible and uniformed appearance. A condition was attached to the original planning permission ref. 20221294 for which there is currently the variation of condition application in under ref. 20250381. Therefore, the condition requiring landscaping details would need to be attached to that variation of condition application should that be permitted.

A new lighting scheme is also proposed in the new landscaped elements to light routes for safe access and security which could mix with more decorative elements of lighting the buildings including lighting the PCC building at the base and also having concealed lighting detail in the ridge of the new storey extension to that building. Subject to details for further information this is considered acceptable. A condition requiring lighting details was attached to the original planning permission ref. 20221294 for which there is currently the variation of condition application in under ref. 20250381. Therefore, the condition requiring lighting details would need to be attached to that variation of condition application should that be permitted.

There is existing signage on the north and south elevations of the PCC building – it is proposed to have some new replacement signage and further signage is also proposed on the hard landscaping planters. Subject to details of the proposed signage, it is considered acceptable. A condition requiring signage details was attached to the original planning permission ref. 20221294 for which there is currently the variation of condition application in under ref. 20250381. Therefore, the condition requiring signage details would need to be attached to that variation of condition application should that be permitted.

There are also works proposed to the existing link between the PCC building and Royal Terrace Pier which is a brick built extension that was added to the PCC building to allow Pilots direct access to the Pier. A section of the link is to be demolished which houses a secondary staircase which is no longer required. It is stated in the Heritage Statement that this will help to create more separation between the pier and the PCC building, which will serve to enhance the setting of the pier and views of it by better 'framing' the pier from Royal Pier Road. The majority of the structure and external walls are to be retained, the walls and slab connecting directly to the Pier are to be retained. The existing wall will be insulated and rendered to match the refurbished PCC building. Render will finish 100mm short of the pier structure, leaving a shadow gap between the PCC building and the pier. Walls and roof will be extended above the new landing and new steps will be built over existing stair to mitigate the increase in finished floor levels. The window will be replaced to fit the existing opening. The external access to the plant areas at the north side of the PCC building, below the connection to the pier, will be removed and the terrain will be filled to match the level of the pier and its surroundings.

As the link between the PCC building and the pier is a later addition and not commensurate with the age of the pier and does not appear of any architectural or historic merit, it is considered that subject to conditions regarding materials etc. the proposed works would not harm the setting of the Grade II listed Royal Terrace Pier. A condition requiring details of materials for this section between the PCC building and the pier was attached to the original planning permission ref. 20221294 for which there is currently the variation of condition application in under ref. 20250381. Therefore, the condition requiring material details for this section between the PCC building and the pier would need to be attached to that variation of condition application should that be permitted.

Overall in respect of design, character and appearance including heritage it is considered that the proposal would protect the architectural and historic interest of the grade II listed Royal Terrace Pier and would preserve and in some respects enhance the character and appearance of the Riverside Conservation Area.

As such the proposal would be compliant with Policies CS19 and CS20 (LPCS) and saved Policies TC2 and TC3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The proposal would not cause harm to the setting of the listed Royal Terrace Pier and would preserve the character and appearance of the Riverside Conservation Area.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	2 nd December 2025	Dated:	03 December 2025