

Application: 20250385

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN
CONSERVATION AREAS) REGULATIONS 1990
(as amended by Section 10 of the Planning and Compensation Act 1991)**

NOTIFICATION OF GRANT OF CONSENT TO CARRY WORKS TO A LISTED BUILDING

To: **Mr Michael Atkins**
London River House 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 CONSENT** for

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.

to the Listed Building situated:

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

in accordance with your application for Listed Building Consent dated 17th April 2025 subject to the following:-

CONDITIONS AND REASONS

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

- o Cover Letter;
- o Application form;
- o Drawing no. PCC-BA-10-ZZ-DP-A-01 Rev. P3 - Proposed Site Plan;
- 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-ES-DP-A-0 Rev. P2 - Existing South 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. 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-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-S1-DP-A-0 Rev. P2 - Proposed Section AA;
- 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. 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-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 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 Transport Statement;
- o Transport Statement Addendum
- o Upfront and Embodied Carbon Report;
- o Heritage Statement;
- o Heritage Statement Addendum April 2025;
- o Construction and Environmental Management Plan;
- o Energy Statement;
- 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 Tree Survey Sheets.

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

INFORMATIVES:-

1 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.

2 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

NOTES FOR THE APPLICANT

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within **six months** of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 20 of the Planning (Listed Buildings & Buildings in Conservation Areas) Act 1990. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed works are in progress.
2. If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings & Buildings in Conservation Areas) Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990.

Demolition cases only:

4. If the consent is granted, the consent is not valid unless **one month's notice** has been given to English Heritage, and English Heritage has been given access to make a record before work begins. (See separate form of notice Dem-LB which can be obtained from the Borough Council).