



Delegated Report

Planning Application

Planning Application No: 20260264

Location: Kimberly Clark Ltd Northfleet Mill Crete Hall Road Northfleet

Description: Application for determination as to whether prior approval is required for the demolition of the former technical lab / offices.

Applicant: C/o Agent

Site Visit Date: Previous Application Visits

Submitted Documents/Plans

Application Form
3001954-AME-NF-ZZ-DR-PL-6066 Rev P1 – Demolition Plan
3001954-AME-NF-ZZ-DR-PL-6067 Rev P1 – Demolition Plan
Traffic Management Plans
Site Notices Placed by Agent
CAD/B/KC-00286 – Method Statement, Sequence of Works, Risk Assessment, COSHH Assessment
Cover Letter
Asbestos Demolition Survey
Preliminary Ecological Appraisal

Relevant Planning History

Reference	Description	Decision	Decision Date
20260415	Construction of a new boiler house with associated infrastructure / pipework and related works.	Pending Consideration	
20250406	Development of a pulp laydown area and associated infrastructure.	Permitted	01.10.2025
20250251	Construction and operation of a Green Hydrogen Electrolyser and associated infrastructure.	Permitted	25.09.2025

Development Plan

The nature of this application is such that adopted plan and national planning policies are not relevant, since it relates to whether the proposed demolition requires prior approval from the Local Planning Authority. This is assessed under the parameters of; Class B (demolition of buildings) under Part 11 (Heritage and demolition) of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Consultations, Publicity and Representations

In accordance with Paragraph B.2 (b) (iv) the applicant must display a site notice on or near the land on which the building to be demolished is sited. The notice must be in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority. The applicant has provided a photo of the notice which is dated 6th March 2026.



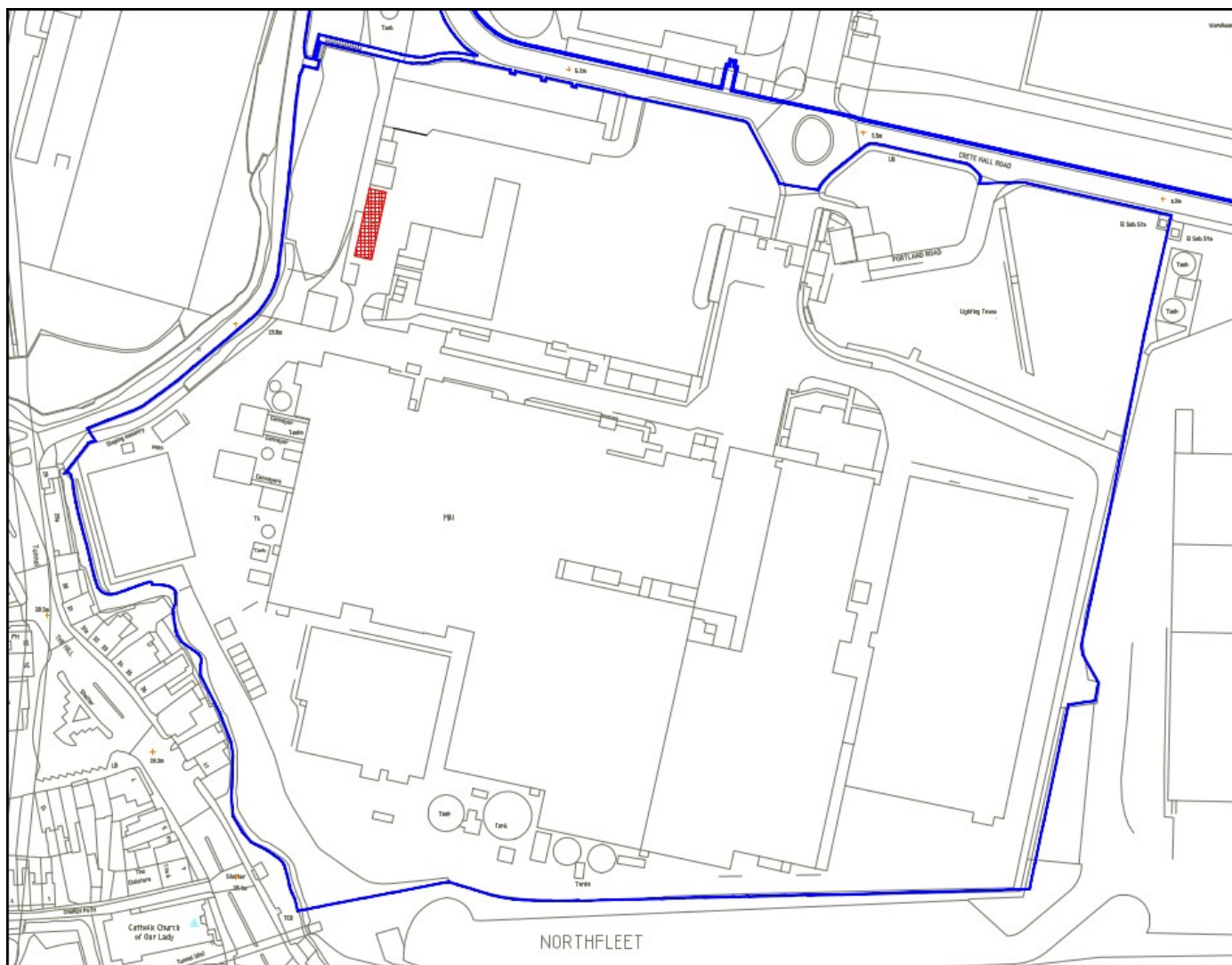
No comments were received on this application.

Officer's Analysis

This application is seeking a determination Under Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether the proposed demolition of a building formerly used as officer/technical lab within the curtilage of Kimberly Clark is permitted development or requires the approval of the Local Planning Authority.

The building is visible in the image below taken during a site visit in February 2026:





The demolition is proposed to facilitate the implementation of future development proposals for the site, currently being prepared.

It is noted that 28 days have passed since the application has been submitted and so it has 'deemed' consent. However, for fullness the full assessment will be undertaken as follows.

Under Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), any building operation consisting of the demolition of a building is permitted development, providing limitations and conditions set out in Class B are met. The assessment of the proposal against those limitations and conditions is set out below.

Limitations

B1 Development is not permitted if:

a	the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;	The buildings have not been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land. The reason given in the
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		covering letter for demolition is that the buildings are being demolished to facilitate future development.
b	the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)	The building is not located in a conservation area and therefore the demolition is not relevant demolition.
c	the building is used, or was last used, for a purpose falling within— (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;	There is no planning history that indicates the land has been used for drinking establishments of any kind.
d	The building is used, or was last used, for the purposes of - (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre or	No
e	the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure— (i) that is a listed building; (ii) that is a scheduled monument; (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship; (iv) within the grounds of a museum or art gallery; or (v) within the curtilage of a dwellinghouse	No

Conditions

B.2. Development is permitted by Class B subject to the following conditions: -

a	where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;	Demolition is not urgently necessary in the interests of safety or health.
b	where the demolition does not fall within paragraph (a) and is not excluded demolition -	The demolition does not fall within paragraph (a) and is not excluded demolition as defined in Class B.3
	(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;	This application requests such a determination and has provided a Demolition Method Statement.
	(ii) an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in	The application was accompanied by a written description of the proposed, a

	accordance with paragraph (b)(iv) and any fee required to be paid;	covering letter confirming that the site notice has been displayed and a fee.
	(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;	A site notice was displayed on site by 6 th March 2026. A photograph has been taken to confirm this.
	(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;	The expiration of 21 days is 27 th March 2026.
	(vii) the development must not begin before the occurrence of one of the following— (aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required; (bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or (cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;	Not applicable
	(viii) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out— (aa) where prior approval is required, in accordance with the details approved; (bb) where prior approval is not required, in accordance with the details submitted with the application;	Not applicable
	(ix) the development must be carried out— (aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given; (bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii)	Not applicable

Conclusion

In the light of the information submitted, it is not considered that the proposed demolition works will have a significant impact on the surrounding area or local residential amenity. On this basis, the demolition of the buildings are considered to be permitted development and will not require the prior approval of the local planning authority.

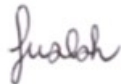
In order to ensure the amenity of neighbouring residential properties is safeguarded during the demolition works, it is also proposed to include a Works of Construction Informative.

The site has 'deemed' consent as no response was issued within 28 days of the application submission.

Recommendation

Prior Approval is not required for this development.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30th April 2026	Dated:	01 May 2026