

Delegated Report

Approval of Details Application

Application no: 20250439

Location: Custom House, The Terrace Gravesend Kent

Description: Application for the approval of Condition 6 (Foul and Surface Water Sewerage Disposal) attached to planning reference number 20240687.

Applicant: Custom House (Gravesend) Limited

Site Visit Date: N/A

Planning permission was granted 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' on 05 March 2025 under application ref. 20250439. This was subject to a number of conditions including condition no. 6 which this application seeks to discharge.

The information that has been submitted in pursuance of this condition is:

- Application form;
- Drawing no. HC-2813-602-SH1 – Standard Details Sheet 1 of 5;
- Drawing no. HC-2813-602-SH2 – Standard Details Sheet 2 of 5;
- Drawing no. HC-2813-602-SH3 – Standard Details Sheet 3 of 5;
- Drawing no. HC-2813-602-SH4 – Standard Details Sheet 4 of 5;
- Drawing no. HC-2813-602-SH5 – Standard Details Sheet 5 of 5;
- Drawing no. HC-2813-601 – Foul Water Drainage Layout;
- Drawing no. HC-2813-501 – Surface Water Drainage Layout;
- Drawing no. HC-2813-502 – Surface Water Standard Details;
- Drawing no. HC-2813-503 – Typical Detail of Precast Polymer Concrete Drainage;
- Drawing no. HC-2813-504 – Typical Detail of Precast Polymer Concrete Drainage;
- Surface Water MH Schedule; and
- Wastewater MH Schedule.

Consultations

Southern Water

Southern Water can now discharge Condition 6 (Foul and Surface Water Sewerage Disposal) attached to planning reference number 20240687, as requested details have been received.

Analysis

Condition 6 of planning permission ref. 20240687 is:

6. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details of the proposed means of foul and surface water sewerage disposal shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details.

Reason: *To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

Condition 6 was requested by Southern Water, they have been consulted on the details submitted and have advised that the information submitted to discharge 6 is acceptable to discharge the condition.

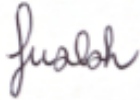
As such it is considered that condition 6 of planning permission ref. 20240687 can be discharged.

Conclusion

Sufficient information has been submitted to discharge condition nos. 6 of planning permission ref. 20240687 and it is recommended it 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:	24th October 2025	Dated:	24 October 2025