



Application: 20210758

**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 Keckes, Mile Property Group Ltd
C/O Mr Dalian Gill, Barron Edwards Ltd
Whitehall Place
47 The Terrace
Gravesend
DA12 2DL**

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 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 internal and external alterations and erection of a new three storey building to provide 27 residential units (6 x 1 bed, 15 x 2 bed and 6 x 3 bed) with associated landscaping and parking.

to the Listed Building situated:

at **Customs House
The Terrace
Gravesend
Kent**

in accordance with your application for Listed Building Consent dated 6th October 2022 subject to the following:-

CONDITIONS AND REASONS

- 1 The development to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following schedule of approved plans
 - o Application form;
 - o Drawing no. 001 - Site Block and Location;

- o Drawing no. 002 - Existing Site and Roof Plan;
- o Drawing no. 003 - Existing Site Lower and Upper Ground Plans;
- o Drawing no. 004 - Existing Site First and Second Floor Plans;
- o Drawing no. 005 - Custom House Main Building 1 of 2 Existing Plans;
- o Drawing no. 006 - Custom House Main Building 2 of 2 Existing Plans;
- o Drawing no. 007 - Custom House Main Building Existing Elevations;
- o Drawing no. 008 - Custom House Outbuildings Existing Plans;
- o Drawing no. 009 - Custom House Outbuildings Existing Elevations;
- o Drawing no. 010 - Workshop Existing Plans and Elevations;
- o Drawing no. 011 - Boathouse Existing Plans and Elevations;
- o Drawing no. 012 - Gazebo Existing Plans & Elevations;
- o Drawing no. 013 - Existing Streetscenes;
- o Drawing no. 014 - Existing Streetscenes;
- o Drawing no. 015 - Existing Site Sections;
- o Drawing no. 016 - Existing Site Sections;
- o Drawing no. 020 Rev. F - Proposed Site and Roof Plan;
- o Drawing no. 021 Rev. D - Proposed Site Lower and Upper Ground Plans;
- o Drawing no. 022 Rev. C - Proposed Site First and Second Floor Plans;
- o Drawing no. 023 Rev. B- Proposed Streetscenes;
- o Drawing no. 024 Rev. B - Proposed Streetscenes;
- o Drawing no. 025 Rev. B - Custom House Main Building 1 of 2 Proposed Plans;
- o Drawing no. 026 Rev. B - Custom House Main Building 2 of 2 Proposed Plans;
- o Drawing no. 027 Rev. A - Custom House Main House Proposed Elevations;
- o Drawing no. 028 Rev. C - Custom House Outbuildings Proposed Plans;
- o Drawing no. 029 Rev. B - Custom House Outbuildings Proposed Plans;
- o Drawing no. 030 Rev. A - Unit 20 Workshop Proposed Plans;
- o Drawing no. 031 Rev. A - Units 21, 22, 23 & 24 The Boathouse Proposed Plans;
- o Drawing no. 032 Rev. A - Units 26, 27 & 28 New Build Proposed Plans;
- o Drawing no. 033 - Gazebo Proposed Plans and Elevations;
- o Drawing no. 034 Rev. B - Proposed Site Sections;
- o Drawing no. 037 - Section - Relationship to PLA New Build Proposed Plans;
- o Drawing no. 040 Rev. B - Demolition Lower and Upper Ground Plans;
- o Drawing no. 041 Rev. B - Demolition First and Second Floor Plans;
- o Drawing no. 050 Rev. B - Proposed Landscaping Plan;
- o Drawing no. 071 - Cycle Storage Plan Semi-Vertical Storage;
- o Drawing no. 072 Rev. B - Strategy Plans First and Second Floor Plans;
- o Drawing no. 100 - Detail 01 - Typical New Window Detail;
- o Drawing no. 101 - Detail 02 Typical New Rooflight Detail;
- o Drawing no. 102 - Detail 03 Opening to be closed retaining door;
- o Drawing no. 103 - Detail 03 - Shadow Gap Detail;
- o Drawing no. 104 Rev. A - Detail 05 - Suspended Ceiling Detail;
- o Drawing no. 105 - Detail 06 - Spine Wall Opening Detail;
- o Drawing no. 107 - Detail 07 Bathroom Pod;
- o Planning Statement September 2022;
- o Design & Access Statement May 2021 by Turner, Jackson & Day;
- o Heritage and Conservation Strategy May 2021 Rev. A by Turner Jackson & Day;
- o Heritage Statement September 2022 by Charles Wagner Heritage & Planning;
- o Development Viability Report May 2023 by Bespoke Property Consultants;
- o Phase 1 Geo Environmental Desk Study and Preliminary Risk Assessment February 2021; Ref. 3852/21 by R. Carr Geotechnical Services;
- o Archaeological Desk Based Assessment March 2021 by Kent Archaeological Projects;
- o Daylight and Sunlight Assessment June 2021 Rev. 2 by Herrington Consulting Limited
- o Marketing Report Regarding Loss of B1 Office Space by Caxtons Chartered Surveyors;
- o Marketing Report Appendix;
- o Flood Risk Assessment and Drainage Strategy March 2023 Issue 7, Revision 6 by Herrington Consulting Limited;
- o Steel Sheet Piled Analysis;
- o Response to EA objection - letter from Herrington Consulting dated 08/02/2023;
- o Remedial Works Report Rev. P5 February 2023 by CTP Engineers.

- o Preliminary Ecological Appraisal (PEA) February 2023 Rev. B by Native Ecology;
- o Bat Survey Report by Native Ecology Ref:1149_R02_REV A_Bat Survey Report; Rev. A.

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 38 of the National Planning Policy Framework (NPPF) 2023, 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.

Dated: 24 November 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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).