

Delegated Report

Householder Planning Application

Planning Application No: 20260305

Location: Custom House The Terrace Gravesend Kent

Description: Application for the approval of condition 26 attached to planning permission reference number 20240687 to provide within 3 months of completion of the tidal flood defence 'as built' drawings.

Applicant: Custom House (Gravesend) Limited

Site Visit Date: N/A

Planning permission was granted under application ref. 20240687 on 05 March 2025 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.' This was subject to a number of conditions including no. 26 which this application seeks to discharge.

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

- Application form;
- Drawing no. CH-AA-XX-XX-DS-E-0100 Rev. C03 – Existing Sea Defence Wall Demolition Plan;
- Drawing no. CH-AA-XX-XX-DS-E-0101 Rev. C03 – Proposed Sea Defence Wall Plan;
- Drawing no. CH-AA-XX-XX-DS-E-0200 Rev. C03 – Proposed Wall Sections Sheet 1/3;
- Drawing no. CH-AA-XX-XX-DS-E-0201 Rev. C03 – Proposed Wall Sections Sheet 2/3;
- Drawing no. CH-AA-XX-XX-DS-E-0202 Rev. C03 – Proposed Wall Sections Sheet 3/3;
- Drawing no. CH-AA-XX-XX-DS-E-0500 Rev. C02 – Concrete Capping Beam Reinforcement Details – Plan;
- Drawing no. CH-AA-XX-XX-DS-E-0501 Rev. C02 – Concrete Capping Beam Reinforcement Details – Section; and
- Drawing no. C1877-SPUK-GRA-DRG-001 Rev. AB01 – Permanent Sheet Pile General Arrangement and Details.

Consultations

Environment Agency

We have **no objection** to the discharge of condition 26.

Officer's Analysis

Condition 26 is:

26. Within 3 months of completion of the tidal flood defence (subject to condition no.9), 'as built' drawings shall be provided to the Local Planning Authority and the Environment Agency.

Reason: *For the avoidance of doubt, to facilitate any future flood defence intervention and to prevent an increased risk of flooding in accordance with Policy CS18 of the Gravesham Local Plan Core Strategy (September 2014) and section 14 of the National Planning Policy Framework (2024).*

The submitted information provides a number of drawings which show in detail the flood wall as built including plans, elevations, cross-sections and typical expansion joint detail. They show that the existing flood wall has been removed and the new flood wall has been constructed how it has been constructed in detail. The Environment Agency, who requested this condition, have advised that they raise no objections to the discharge of condition 26 and as such it is considered that condition 26 can be discharged.

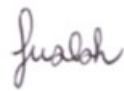
Conclusion

It is considered that sufficient information has been submitted to discharge condition no. 26 of planning permission reference number 20240687.

Recommendation

Approval of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	13th May 2026	Dated:	14 May 2026