

Application: 20240642

**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: **The Embankment Marina Gravesend Ltd
C/O Hume Planning Consultancy Ltd
Innovation House
Discovery Park
Innovation Way
Sandwich
CT13 9ND**

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 alterations to swing bridge .

to the Listed Building situated:

at **Canal Basin
Albion Parade
Gravesend
Kent**

in accordance with your application for Listed Building Consent dated 20th August 2024 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:
 - Application form;
 - Location Plan;
 - Drawing no. 12428-PP-00-XX-DR-S-0001 Rev. P5 - Proposed Alterations Sheet 1;
 - Drawing no. 12428-PP-00-XX-DR-S-0002 Rev. P1 - Block Plan;
 - Drawing no. 12428-PP-00-XX-DR-S-0003 Rev. P2 - Proposed Alterations Sheet 2;
 - Flood Risk Assessment; and
 - Planning and Heritage Statement.

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

- 3 Prior to the development hereby permitted commencing a photographic record to include the land structure (kerbs, walls) either side of the bridge shall be submitted to and approved in writing by the Local Planning Authority. The document shall be lodged with the Kent Historic Environment Record (heritageconservation@kent.gov.uk

Reason: In order to document the current bridge in the interest of protecting the architectural and historic interest of this grade II listed building and the Riverside Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policies TC2 & TC3 of the Local Plan First Review (1994).

- 4 Prior to the development hereby permitted commencing scaled drawings at a scale of 1/10 and ½ of full size of the handrails, and intersection of the bridge with the granite kerbs, along with colour details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Insufficient information has been submitted and in order to protect the architectural and historic interest of this grade II listed building and the Riverside Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC2 & TC3 of the Local Plan First Review (1994).

- 5 Prior to the bridge coming back into use details of adjustments required to the counterbalance system of the bridge to ensure the weighted side of the bridge is balanced properly shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the weighted side of the bridge is balanced properly in order to protect the architectural and historic interest of this grade II listed building and the Riverside Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC2 & TC3 of the Local Plan First Review (1994).

INFORMATIVES:-

1 REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of conditions 3 & 4 (including the timing of compliance) are so fundamental to the development permitted that such details must be submitted prior to the works commencing on site. The reason for this is in order to preserve this grade II* listed building and the character and appearance of the Riverside Conservation Area. Due to the importance attached to these details, it is reasonable and necessary to seek full approval in advance of works commencing.

2 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 27/11/2024 to the inclusion of the following pre-commencement conditions.

Condition 3 - photographic record; and
Condition 4 - details, materials, finishes.

3 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: 28 November 2024

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).