



Delegated Report

EDC Consultation Application

Planning Application No: 20250926

Location: Land At Crete Hall Road Northfleet Gravesend

Description: EDC consultation EDC/25/0168 - Discharge of condition 5 (Window Details) pursuant to reserved matters approval reference EDC/22/0050.

Applicant: Ebbsfleet Development Corporation

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/25/0168), and is a consultation in respect of the Discharge of condition 5 (Window Details) pursuant to reserved matters approval reference EDC/22/0050 for WT Henley Building, Land At Crete Hall Road, Northfleet, Gravesend, DA11 9AA.

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 16th September 2025.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250953	EDC consultation EDC/25/0167 - Discharge of condition 6 (External Materials) pursuant to reserved matters approval reference EDC/22/0050	Pending Consideration	
20250834	EDC consultation EDC/25/0145 - Discharge of condition 7 (MVHR) pursuant to reserved matters approval EDC/22/050.		05.09.2025
20230494	EDC Consultation - Discharge of 31 (Mechanical Ventilation Heat Recovery System) pursuant to planning permission reference no. EDC/19/0049 in respect of apartments blocks A, B, C and D.		29.06.2023
20230535	EDC Consultation EDC/23/0060 - Discharge of condition 2 (Construction Management Plan) pursuant to reserved matters approval reference no. EDC/22/0050.		14.06.2023
20230559	EDC Consultation EDC/23/0072 - Non-material amendment to conditions 1, 3, 4, 5 and 7 of reserved matters approval reference EDC/22/0050 to allow for the phased submission of details to facilitate phased delivery of the development.		28.06.2023
20230788	EDC RE-CONSULTATION EDC/23/0072 - Non-material amendment to conditions 1, 3, 4, 5 and 7 of		08.08.2023

	reserved matters approval reference EDC/22/0050 to allow for the phased submission of details to facilitate phased delivery of the development.		
20230946	EDC Consultation EDC/23/0138 - Discharge of condition 13 for details of pilling (pilling type, location, and measures for groundwater risk) pursuant to Planning Permission EDC/19/0049.	Observations Sent	26.09.2023

Internal Consultations

Kent Police Designing Out Crime

In relation to application 20250926 (Land At Crete Hall Road Northfleet Gravesend Kent); I can confirm I have no further comments to make, and have no objection to the discharge of condition 5 (Window Details) pursuant to reserved matters approval reference EDC/22/0050. To note, I have sent my comments to Ebbsfleet Development Corporation in relation application EDC/25/0168 as well.

GBC – Conservation

No comments received.

Planning Assessment/Comments

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/25/0168), and is a consultation in respect of the Discharge of condition 5 (Window Details) pursuant to reserved matters approval reference EDC/22/0050 for WT Henley Building, Land At Crete Hall Road, Northfleet, Gravesend, DA11 9AA.

Recommendation

The EDC is requested to consider the recommendations from the Designing Out Crime Team.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	1st October 2025	Dated:	1st October 2025