

Delegated Report

Approval of Details Application

Application no:	20260638
Location:	Custom House The Terrace Gravesend Kent
Description:	Application for the approval of Condition 10 (Geotechnical Information and Contamination) attached to planning reference number 20240687.
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. 10 which this application seeks to discharge.

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

- Application form; and
- Closure Report by R Carr Geotechnical Services, Report Ref: 4126/26.

Consultees

GBC Environmental Protection

The submitted report is accepted and demonstrates that the appropriate works have been carried out to the garden/soft landscape areas.

There is no objection to condition 10 being discharged.

Environment Agency

We have **no objection** to the discharge of condition 10 from a site contamination protection perspective.

We are generally not in a position to visit the site and verify any works undertaken; therefore, the above comments are based solely on the submitted documents and reported actions, and no responsibility can be taken for the accuracy of any information submitted.

Analysis

Condition 10 is as follows:

10. Prior to any part of the permitted development being occupied or used a verification report demonstrating the completion of works set out in the approved remediation strategy (which was subject to condition 4 of the original planning permission ref. 20210757 and discharged on 16/07/2024 under application ref. 20240285) and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and section 15 of the National Planning Policy Framework (2024).

Both GBC Environmental Protection and the Environment Agency advise that the submitted Closure Report by R Carr Geotechnical Services, Report Ref: 4126/26 is acceptable and demonstrates that the appropriate works have been carried out to the garden/soft landscape areas.

Conclusion

It is considered that sufficient information has been submitted to discharge condition no. 10 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:	<i>F Walsh</i>
Dated:	6th August 2026	Dated:	07 August 2026