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Ask for: Jacob Warrender
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02/04/2026

Re: 20260109

Location: Land North of Dawes Cottage, Northfleet Green, Northfleet, Gravesend Kent

Proposal: Demolition of barn and adjoining building and erection of a new 4 bedroom dwelling.

Thank you for consulting us on this application.

The application site lies within an area of multi-period archaeological potential and was formally part of the site of an historic farmstead. The application has been made without an archaeological desk-based assessment or heritage statement.

Historic mapping shows the area of the site as wooded, and it is suggested it may have formed part of an orchard associate with the farmstead to the south. Multiple medieval findspot are located within the surrounding fields and the road that bounds the site to the west intersects with the route of Roman Watling Street located c. 500m to the north.

The proposed development would potentially expose and impact archaeological remains, and whilst I do not think this would be a reason to object to development, I recommend that if planning permission is granted the following condition is applied to any forthcoming consent:

AR5 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of
i. archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority; and

ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

I would be happy to discuss any of the above further and provide a brief for the necessary archaeological recording works.

Yours sincerely

Jacob Warrender
Senior Archaeological Officer
KCC Heritage Conservation