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**Heritage Conservation
GT EPE**

Invicta House
County Hall
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Ask for: Casper Johnson
Email: casper.johnson@kent.gov.uk

18 February 2025

Re: 2024 1160 - Land At The Rear Of Flint Cottage, Northfleet Green, Northfleet, Gravesend Kent

Demolition of an existing commercial building (and retention of rear wall), demolition of remnants of barn and conversion of roundel to create a 4-bedroom dwelling with associated parking, amenity space, landscaping and access.

Dear Ethan,

Thank you for consulting us on this application.

The application site lies within an area of multi-period archaeological potential and is the site of an historic farmstead, formerly known as Upper Hazells. The application has been made without an archaeological desk-based assessment or heritage statement.

The Tithe map of c.1832 records a rectangular building on the site of the proposed dwelling, with a pond to the west and another building to the north. It is likely that both buildings were agricultural buildings. The 1st Ed. OS map of c.1862 records the addition of a second building to the north whilst the 2nd Ed. OS map of c.1897 records the loss of one building to the north, but the addition of the roundel to the original building and a building on the location of the barn (proposed for partial demolition) to the south.

The proposed development would expose and potentially impact elements of the former 19th century farmstead, 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:

To ensure that features of archaeological interest are properly examined, recorded and conserved, before and during development works:

A) Prior to any development works (including demolition) the applicant (or their agents or successors in title) shall secure a programme of archaeological work comprising of an archaeological watching brief (including historic building recording) so that structural building works and groundworks are observed, significant elements of historic fabric are conserved, and archaeological information is recorded. The archaeological work shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Specification, which has been submitted to and approved in writing by the Local Planning Authority.

B) The archaeological watching brief and historic building recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.

C) Within 6 months of the completion of the programme of archaeological works a Report shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the archaeological interest of the site that would be affected by the development is properly examined, conserved and recorded in accordance with local and national planning policy.

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

Yours sincerely

Casper Johnson FRSA MCIfA FSA
Senior Archaeological Officer
KCC Heritage Conservation