



Heritage Conservation

Ethan Bonthron
Planning Officer
Growth, Environment and Transport
Kent County Council
Invicta House
Maidstone
ME14 1XX

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Maidstone
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Ask for: Casper Johnson
Email: casper.johnson@kent.gov.uk

29 February 2024

2024 0136 – 22-25 London Road, Northfleet, Gravesend, Kent DA11 9JH

Demolition of 4 terrace houses and erection of a 3 storey building to accommodate 12no. one bedroom residential units.

Dear Ethan,

Thank you for consulting us on this application.

The site lies within an area of background, multi-period archaeological potential on one of the few areas of original chalk topography in this area which was not quarried. The terrace, proposed for demolition, would appear from historic mapping to date from the early-to mid-19th century and was the first block of terraced houses constructed on this part of London Road. Historic mapping records that there was a well in the back garden. The east end of the terrace formerly included the Fox and Hounds public house. This terrace is not listed and does not lie within a Conservation Area but your Conservation Officer may wish to comment on the significance of the terrace as a potential non-designated heritage asset given the terrace's survival as part of the historic character of Northfleet.

The proposed development would impact on the built heritage and potentially on any surviving below-ground archaeological remains, and if planning permission is granted, I recommend that the following condition is applied to any forthcoming consent:

To ensure that features of archaeological interest are properly examined and recorded 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 to Historic England

Level 2) so that building works and groundworks are observed 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 affected by the development is properly examined and recorded in accordance with local and national planning policy.

I would be happy to discuss any of the above further.

Yours sincerely

Casper Johnson MCIfA FSA
Senior Archaeological Officer
Heritage Conservation Team
Environment, Planning & Enforcement