



Delegated Report

Approval of Details Application

Application no:	20260451
Location:	Former St Josephs Convent Preparatory School 46 Old Road East Gravesend Kent
Description:	Application for partial approval of condition 6 (Archaeology) - condition 6 (a) attached to planning reference number 20240013.
Applicant:	Galliard (Gravesend) Ltd
Site Visit Date:	N/A

Planning permission was granted for 'conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping' under application ref. 20240013 on 21 November 2025.

This was subject to a number of conditions including condition no. 6 which this application seeks to partially discharge i.e. part (a) - a programme of archaeological field evaluation works, in accordance with a specification and written timetable.

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

- Cover Letter;
- Application form; and
- Written Scheme of Investigation: Archaeological Evaluation by Galliard (Gravesend) Ltd.

Consultations

KCC Heritage

I have reviewed the submitted archaeological WSI (Tetrattech 2026) for the above site and can confirm acceptance. I therefore can recommend partial discharge of condition (archaeology), the partial discharge condition would be of section 6a.

Officer's Analysis

Condition 6 is as follows (the bold emphasis is to highlight what is being applied for discharge in this application)

6. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

(a) a programme of archaeological field evaluation works, in accordance with a Specification and written timetable which has been submitted to and approved in writing by the local planning authority.

(b) following completion of archaeological field evaluation works, no development groundworks shall take place until the applicant or their agents or successors in title, has secured the implementation of any

safeguarding measures to ensure preservation in situ of important archaeological remains and/or archaeological mitigation excavation and recording in accordance with a Specification and timetable which has been submitted to and approved by the local planning authority.

(c) the archaeological safeguarding measures, mitigation excavation and recording shall be completed in accordance with the agreed Specification and timetable.

(d) within 6 months of the completion of archaeological works a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:

i) a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;

ii) an Updated Project Design outlining measures to analyse, report and disseminate the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;

iii) a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.

(e) The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

Reason: To ensure that features of archaeological and palaeo-environmental interest are properly examined and recorded in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 207 of the National Planning Policy Framework (2024).

KCC Heritage have been consulted on the archaeological Written Scheme of Investigation and confirm that it is acceptable. They therefore recommend partial discharge of condition (archaeology), the partial discharge condition would be of section 6a.

Conclusion

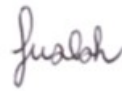
It is considered that sufficient information has been submitted for the partial discharge of condition no. 6 of planning permission reference number 20240013 which is condition 6(a) - a programme of archaeological field evaluation works, in accordance with a specification and written timetable.

This approval does not include any of the other parts of condition 6, i.e. (b), (c), (d) i), ii), iii) and (e) which still need to be discharged; an informative to this effect will be required.

Recommendation:

Approval of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	23rd June 2026	Dated:	23 June 2026