



Delegated Report

Condition Discharge Application

Planning Application No:	20231154
Location:	Chalk Scout Group, Castle Lane, Gravesend, Kent
Description:	Application for approval of part i. of condition 6 attached to planning permission reference number 20210514 relating to archaeological field evaluation works
Applicant:	Mr Jamie Masters, Bespokebuilds Kent Ltd
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Written Scheme of Investigation (ref. BAL23-066) by Brook Archaeology Ltd

Relevant Planning History

Reference	Description	Decision	Decision Date
20210514	Demolition of the existing building and erection of two detached 3/4 bedroom chalet style bungalows.	Permitted	07.04.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed and beautiful place
- Section 16 – Conserving and Enhancing the Historic Environment

Consultations, Publicity and Representations

Consultees

KCC Heritage

I would be happy for this Written Scheme of Investigation to be approved and for part (i) of Condition 6 attached to planning permission reference number 20210514 to be discharged and for the works to go-ahead on this basis.

Officer's Analysis

Condition 6 (Archaeology)

Condition 6 states as follows:

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 appropriate evaluation of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record in accordance with adopted Gravesham Local Plan Core Strategy Policies CS19 and Policy CS20 and saved Gravesham Local Plan First Review Policy TC7 and the National Planning Policy Framework (NPPF).

The submitted WSI sets out the details required under part i. of this condition. The description of the proposal has been changed to reflect the correct part of the condition.

The submitted details are considered to be satisfactory in terms of ensuring appropriate evaluation of archaeological implications and the subsequent mitigation of adverse impacts through preservation in situ or by record, in accordance with the reason for condition 6. The details are therefore considered to be acceptable and part i. of condition 6 can be discharged. The remaining part ii requires further details to be submitted.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20210514 for the demolition of the existing building and erection of two detached 3/4 bedroom chalet style bungalows. It is considered that part i of condition 6 can be discharged.

(See draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	8 January 2024	Dated:	8th January 2024