



Development Management
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

**Heritage Conservation
Planning & Environment
Enterprise and Environment**
County Hall
Maidstone
Kent,
ME14 1XQ

Ask for: Jacob Warrender
Email: jacob.warrender@kent.gov.uk

19 August 2026

Ref: 20260683

Location: Clifton Slipways, West Street, Gravesend, Kent

Proposed: Application for variation of condition 2 (Approved Plans) and condition 7 (Highway Works) attached to planning permission reference number 20191122 for The erection of two buildings to provide a total of 227no. dwellings with associated vehicle parking, cycle storage, highway works, and landscaping. Building 1 comprises the erection of a 23 storey tower on the north side of West Street to provide 121no. dwellings with 1no business Unit (B1a) comprising 90 sqm of floor space at ground floor level; and Building 2 from four storeys to 12 storeys on the south side of West Street which will provide 106no. dwellings. The proposal includes the restoration and adaptation of the existing pier structure to provide public and private amenity space to include the erection of 16no. Business(B1a) units comprising a total of 510 sqm of floor space; and a café (A1/A3) comprising up to 60 sqm of floor space.; to allow the reduction in height by 7 storey's, the reduction and relocation of parking and the increase in cycle parking.

Thank you for consulting us on the above Thank you for consulting us variation of conditions relating to the application for development of the above site

My predecessor at KCC heritage has previously commented on the development of this site highlighting the archaeological potential for the area, and the fact that no desk based archaeological assessment has been submitted to provide consideration of the archaeological potential of the site(s) nor the consequent degree of past impacts.

Without the production of a desk-based assessment with accompanying impact assessment it is difficult to understand how the variations of approved plan may impact upon potential archaeological deposits.

I recommend that a detailed Desk-Based Archaeological Assessment is undertaken as a first stage. This should include an impact assessment based initially on the results of the studies that have been undertaken (e.g. Ecologia and Quinn Estates surveys). Further purposive site investigations may also then be required.

I would be pleased to discuss the above further and can provide a specification on request.

Yours sincerely

Jacob Warrender

Senior Archaeological Officer

Heritage Conservation Team

Environment, Planning & Enforcement