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21 July 2022

**Re: 20220511 - Cobhambury Barn, Cobhambury Road, Cobham, Gravesend
Kent**

Erection of an extension to existing lawful dwelling together with a new self-contained link-attached dwelling.

Thank you for consulting us on this application. The site lies within an area of multi-period archaeological potential and to the east, and outside the former extent of the Cobhambury historic farmstead. Cobhambury historic farmstead lies within the Kent Downs AONB and the proposals take note of the historic farmstead guidance which can be found here: https://kentdowns.org.uk/wp-content/uploads/2018/04/Kent_Downs_AONB_Farmstead_Guidance.pdf.

The present day Cobhambury Barn, formed the eastern wing of the regular courtyard farmstead which had evolved during the later 19th century from the less regular layout illustrated on the mid-19th century Tithe map.

The area of the proposed development appears to have been used as a yard for some years and historic aerial photography from the 1940s shows that the linked building is in the area where livestock and vehicles would have accessed the farmyards. It is likely that these past activities will have led to impacts to any below-ground archaeological remains in this area, reducing their significance. Rather than requiring archaeological field evaluation, I recommend in this case that it would be reasonable, if planning permission is granted, for the following condition to be applied to any forthcoming consent:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed and items of interest and finds are recorded. The

watching brief shall be in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

I hope that this is helpful and would be happy to discuss further.

Yours sincerely

Casper Johnson
Senior Archaeological Officer

Gravesham Borough Council