

20250205 The Albion, 59 & 59A High Street, Gravesend

British Archaeology 7.4.25

Thank you for notifying the Council for British Archaeology of the above application.

The CBA are broadly supportive of the principle of repairs and refurbishment to this eighteenth-century Grade II listed building. However, we recommend that some minor amendments and additional details are provided to ensure that no inadvertent harm is caused to the building's historic fabric.

Currently, we note that the decayed timber shiplap cladding is proposed for replacement with cement fibre boards. This is not a suitable option for historic buildings, due to the difference in water permeability. We recommend that the timber cladding is replaced like-for-like with new timber cladding.

We also recommend that a timber survey and method statement for its repair is submitted to allow the scope of the works to be fully understood. In the absence of plans or details of the proposed works, it is unclear how much of the existing timber frame will be affected and we are unable to judge whether the works will be undertaken with a conservation-led methodology.

If the proposed cladding material is not amended and additional details of the proposed timber repairs are not supplied, we would not consider that this application meets the requirements of para. 212 of the NPPF, due to the potential harm to the historic building's fabric. Our recommendation would therefore be that the application be refused.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,
Dr Alison Edwards
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021**.