
From: HeritageConsultations@kent.gov.uk
Sent: 21 July 2022 13:15
To: Planning Admin
Cc: Grout, Amanda
Subject: FW: Planning Application Consultation for application 20220511
Attachments: ufm4_Consult_External.pdf; 2022 0511 KCC HC Le 01.pdf

Dear Amanda,

My apologies for the delayed response. Please find attached my recommendations.

Kind regards.

Casper

Casper Johnson BA (Hons) FRSA MCIfA FSA | Senior Archaeological Officer | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, ME14 1XQ | Internal: 419388 | External: 03000 419388 | Mobile: 07816996577 | www.kent.gov.uk | My Pronouns are He/Him I Find our Heritage team on Facebook at www.facebook.com/ArchaeologyinKent: (Please consider the environment before printing this email

-----Original Message-----

From: planning.admin@gravesham.gov.uk <planning.admin@gravesham.gov.uk>
Sent: 22 June 2022 14:25
To: KCC Heritage Consultations - GT <HeritageConsultations@kent.gov.uk>
Subject: Planning Application Consultation for application 20220511

Please refer to the attached Consultation Document for reference 20220511 at Cobhambury Barn .

Regards,
Mrs Amanda Grout
Planning Team, Gravesham Borough Council.

KCC - Heritage Conservation (E & W)
Environment, Waste And Highways Directorate
Kent County Council
2nd Floor, Invicta House
County Hall
Maidstone
Kent
ME14 1XX

Case Officer: Mrs Amanda Grout
Direct Line: 01474 337 688
E-mail: planning.reps@gravesham.gov.uk
My Ref: 20220511 - SCON3
Date: 22 June 2022

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

REFERENCE NO. 20220511

UPRN 200001908935

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

LOCATION Cobhambury Barn , Cobhambury Road, Cobham,
Gravesend Kent

I have received the above application. The plans and documents comprising the application are available for inspection on Public Access on the Council's website. Log on to <http://plan.gravesham.gov.uk/online-applications> and enter **20220511**. Or click on the following link to be taken directly to the application.

<https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBUZCCHPJB800>

Should you wish to make any observations regarding this proposal, your comments should be emailed to us at: planning.reps@gravesham.gov.uk and **MUST** be as a PDF document or Word format attachment (i.e. .doc and not an .msg). Please note your formal comments should not be sent directly to the case officer by e-mail.

If you are minded to suggest planning conditions, please be aware that under The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 the Local Planning Authority will have to seek the applicant's written agreement to any pre-commencement condition(s) it intends to impose if granting planning permission. You are therefore requested to provide appropriate justification for any condition(s) you consider must be pre-commencement of development on site.

I shall be pleased to receive any observations that you wish to make by **13 July 2022**.

Yours faithfully,



A Grout
Planning & Regeneration Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

**Heritage
GT EPE**
Invicta House
County Hall
MAIDSTONE
ME14 1XX

Ask for: Casper Johnson
Email: casper.johnson@kent.gov.uk

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