

Delegated Report

Approval of Details Application

Application no:	20231091
Location:	Ascot Arms Central Avenue Gravesend Kent
Description:	Application for approval of condition 7 attached to planning permission reference number 20220207 relating to the archaeological evaluation report.
Applicant:	Mr Adrian Doyle, Avery Healthcare Group
Site Visit Date:	N/A

Planning permission for 'Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision' was granted on 13 July 2022 under application reference 20220207. This was subject to a number of conditions including condition no. 7 which this application seeks to discharge.

Consultations

KCC Heritage

I can confirm that the submitted report can be approved and that the planning Condition could be discharged in full. No further archaeological work is required as the results of the field evaluation were essentially archaeologically negative, although the work has provided useful information about the geology and geomorphology of the site and area, which will help us understand the geo-archaeological potential of the surrounding area in future.

Analysis

Condition 7 is as follows:

7. No development other than demolition to ground level only 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 assessment 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: Development and Design Principles and CS20 (Heritage and the Historic Environment), saved Gravesham Local Plan First Review Policy TC7 and section 16 (Conserving and Enhancing the Historic Environment) of the National Planning*

The information which has been submitted in pursuance of this condition is:

- Application form; and
- Archaeological Evaluation Report by KDK Archaeology Ltd, September 2023.

KCC Heritage advise that the Archaeological Evaluation Report is sufficient to discharge condition number 7, as such it is considered condition number 7 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	21st December 2023	Dated:	21 December 2023