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Ask for: Casper Johnson
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16 November 2023

Re: 20231109 – 31 Shrubby Road, Gravesend, Kent, DA12 1JW

Change of use of public house to a single family dwelling with associated access, parking and amenity space and partial demolition of single storey side extension (including revisions to planning permission 20191193).

Thank you for consulting us on this application.

The site lies within an area of background archaeological interest and within the Windmill Hill Conservation area. The building, which is the subject of the application, is not listed.

In respect of the historic building, which is likely to have archaeological interest because of its age, I note the details and decision-making for 2019/1193 but cannot see that we, in Heritage Conservation, made any comments. I note therefore that planning permission was granted without any historic building recording having been undertaken or a condition to cover such work during redevelopment. I think that such a condition would be useful to have in place. The application has been made with a Heritage Statement and a number of appendices, which provide some useful history for the building and in addition the floor plans record the present form of the structure. However, the building, in my opinion, is of sufficient historic architectural and archaeological interest, despite not being listed, to merit more specialist investigation, to understand more detail about the original design, method of construction, use and evidence for any important historic changes. This sort of recording should be carried out by a suitably experienced historic building specialist/archaeologist.

As the proposed works may impact on the historic fabric of the structure and reveal evidence of its history, I recommend that if planning permission is granted the following condition is 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 a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that historic building features are properly examined, recorded and reported on, to Historic England Level 3.

The position of the original building does not align with the street layout, the latter appearing on historic mapping (e.g. the Tithe map 1837/1858) to respect the building. Groundworks associated with the development may impact on below-ground archaeological remains at the site, including those of later medieval and post-medieval date, which may provide evidence for the origins of the building, and I therefore recommend that a planning condition for an archaeological watching brief should also be considered. The following condition is recommended:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

- (i) 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 and;***
- (ii) a report on the findings of the watching brief 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, recorded and reported.

I would be pleased to discuss the above further.

Yours sincerely

Casper Johnson FSA
Senior Archaeological Officer
Heritage Conservation