



Development Management
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

**Heritage Conservation
GT EPE**

Invicta House
County Hall
MAIDSTONE
ME14 1XX

Ask for: Jacob Warrender
Email: jacob.warrender@kent.gov.uk

03 September 2026

Re: 20260796

**Location: Land Adjacent To 41 The Hill, Northfleet, Gravesend, Kent
DA11 9EX**

Proposed development: Mixed use development for retail shop on the ground floor and 3 no. self contained two bedroom flats on the upper floors along with associated bins and cycle stores

Thank you for consulting us on this application.

The site lies within an area of multi-period archaeological potential within the historic core of Northfleet in a small strip of land, north and east of The Hill, which was not subject to quarrying in the 19th and 20th centuries. The site lies within The Hill Conservation Area and opposite No.7 The Hill, which is a grade II listed building. No doubt your Conservation Officer will provide recommendations in respect of built heritage and I restrict my comments here to matters of archaeological interest.

A previous application 20221305 has been submitted on this site and archaeological conditions were recommended in this case. No development appears to have been carried out and therefore the previously recommended archaeological condition would still be relevant. I have examined the recommended conditions and am in full agreement and have reproduced them below.

Although parts of the site have been subject to development, groundworks associated with the proposed development, may impact on any surviving below-ground remains, which could be from Palaeolithic to post-medieval in date, and 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 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 and the information made publicly accessible. 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, recorded, reported and the information made publicly accessible.

I would be happy to discuss any of the above further and provide a brief for the necessary archaeological recording works.

Yours sincerely

Jacob Warrender
Senior Archaeological Officer
KCC Heritage Conservation