



Heritage Conservation

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Heritage Conservation
ECE
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Ask for: Casper Johnson
Email:
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22 December 2023

Dear Lisa,

**2022 1283 – Old Rectory , Luddesdown Road, Luddesdown, Gravesend
Kent**

Demolition of existing orangery and erection of a two storey side and rear infill extension, installation of new timber sash windows to replace all existing windows, erection of link structure connecting the main dwellinghouse with the existing outbuilding at the front.

Thank you for consulting us on the above application.

The site lies within an area of multi-period archaeological potential with historic map evidence of buildings on this site from at least the later 18th century. The application has been made without any detailed historic assessment of the building, which is not listed, but which should be considered as a non-designated heritage asset. Historic mapping (e.g. the early 19th Tithe map) records the main dwelling and the range next to the road as being joined at that time. I am not certain of the origins of the original buildings at the site and it is possible that the proposed works may impact on historic fabric and below-ground archaeological remains. I therefore recommend that if planning permission is granted the following condition is applied to any forthcoming consent:

To ensure that features with archaeological interest are properly examined and recorded during development works:

A) Prior to any development works the applicant (or their agents or successors in title) shall secure an archaeological watching brief so that excavations and other development works, including to the historic

building, are observed and items of interest and finds are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved in writing by the Local Planning Authority.

B) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed specification and timetable.

C) Within 6 months of the completion of the watching brief a Report shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that features of archaeological interest, above and below-ground, which would be impacted by the proposed development, are properly examined, recorded and reported on, for public benefit.

I would be happy to discuss any of the above further and provide the applicant with a brief for the work on request.

Yours sincerely

Casper Johnson FSA
Senior Archaeological Officer
Heritage Conservation