



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

**Heritage Conservation
GT EPE**

Invicta House
County Hall
MAIDSTONE
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Ask for: Jacob Warrender
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22 July 2026

Re: 20260153

**Location: Dene Holm House, Dene Holm Road, Northfleet, Gravesend
Kent**

Demolition and replacement of a care home with a new build C2 use care facility development comprising of 60 ensuite residential bedrooms and erection of a building to provide 6 rehabilitation apartments with associated amenity spaces, inside and outside the building footprint.

Thank you for consulting us on this application.

The application site lies within an area of multi-period archaeological potential and is located to the northwest of a crossroad shown on historic mapping. A presumed farmstead is located approximately 75m to the east of the sit on the eastern side of what is now cold harbour road. The area was heavily developed within the 20th century The application has been made without an archaeological desk-based assessment or heritage statement.

Much of the proposed development lies with the footprint of the previous structures on the site and this is likely to have completely truncated any archaeological deposits that may have been present within these areas, however below ground development is also proposed outside the footprint of the existing building and archaeological survival is possible within these areas.

Therefore, the following archaeological condition is suggested:

Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure implementation of a watching brief to be undertaken by an archaeologist approved by the Local

Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

For the purposes of clarity the condition will be in two parts. Part (i) relating to the submission of a WSI and part (ii) relating to the submission of a satisfactory report relating to the outcome of the watching brief.

REASON: To ensure that the archaeological interest of the site that would be affected by the development is properly examined, conserved and recorded in accordance with local and national planning policy.

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