



Delegated Report

Approval of Conditions Application

Planning Application No: 20260256

Location: Farmcroft Church Street Higham Rochester

Description: Application for the partial approval of condition 4 Part B (Watching Brief Specification) attached to planning reference number 20251230.

Applicant: Mr Graham Wellspring

Submitted Documents/Plans

Application Form
Kent County Council Specification and HER Summary form in lieu of a full WSI

Relevant Planning History

Reference	Description	Decision	Decision Date
20251230	Erection of a detached garden building for use as a hobby room and garden storage.	Permitted	28.01.2026

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- Cs20 – Heritage and Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC2 – Policy for Listed Building
- TC3 – Development Affecting Conservation Area

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)
- Church Street, Higham Conservation Area Statement

Consultations, Publicity and Representations

Consultees

KCC Heritage

I've reviewed the Kent County Council Specification and HER summary form in lieu of a full WSI that has been submitted and note that Brook archaeology has been appointed as the archaeological contractor for the works. This being the case I would be happy to recommend approval of the archaeological condition.

Officer's Analysis

Condition 4 of 20251230 is as follows:

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

(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 groundworks are observed and heritage assets with archaeological interest are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Specification 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.

(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 are properly examined and recorded in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 207 of the National Planning Policy Framework (2024).

Officer Note: Originally the application intended to discharge part b. However, after discussion with the planning agent, this was amended to Part A, as the original proposal was incorrect.

The document submitted with this application, includes a Watching Brief Specification which details the; methodology, recording and reporting factors to take place during the period of excavation. The KCC Archaeologist has confirmed that the details as submitted are appropriate. Whilst Parts B and C shall be submitted separately following commencement of works, the details submitted as part of this application are considered sufficient to address the purpose of including this condition which is to ensure that features of archaeological interest are properly examines and recorded.

Conclusion & Recommendation

The recommendation is to discharge condition 4 (Part A only) of decision notice 20251230.

(informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd April 2026	Dated:	22nd April 2026