



Heritage Conservation

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Ask for: Casper Johnson
Email:
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3 February 2025

Dear Lisa,

**2024 1152 – Old Rectory , Luddesdown Road, Luddesdown, Gravesend
Kent**

**Demolition of the existing outbuilding at the front of the dwellinghouse
and erection of a single-storey front extension in its place.**

Thank you for consulting us on the above application and my apologies for the delayed response.

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 buildings, which are not listed, but which should be considered as non-designated heritage assets. Historic mapping (e.g. the early 19th Tithe map) records the main dwelling and the range next to the road (and proposed for demolition) as being joined at that time. I am not certain of the age or significance of the buildings at the site but it is likely that the proposed works will impact on historic building fabric and below-ground archaeological remains. I therefore recommend that if planning permission is granted, and in the absence of more detailed historic building assessment, the following condition is applied to any forthcoming consent:

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

A) Prior to any development works or demolition, the applicant (or their agents or successors in title) shall secure a programme of archaeological work comprising of an archaeological watching brief (including historic building recording) so that structural building works

and groundworks are observed and archaeological information is recorded. The archaeological work shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Specification, which has been submitted to and approved in writing by the Local Planning Authority.

B) The archaeological watching brief and historic building 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 programme of archaeological works a Report shall be submitted to and approved in writing by the Local Planning Authority.

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

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 FRSA MCIfA FSA
Senior Archaeological Officer
Heritage Conservation