



Delegated Report

Approval of Details

Planning Application No: 20240175

Location: Chalk Scout Group, Castle Lane, Gravesend, Kent

Description: Application for approval of part ii of condition 6 attached to planning permission reference number 20210514 relating to archaeologist watching brief report.

Applicant: Mr Jamie Masters, Bespokebuilds Kent Ltd

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Report for an Archaeological Evaluation (ref. BAL23-074)

Relevant Planning History

Reference	Description	Decision	Decision Date
20231154	Application for approval of condition 6 attached to planning permission reference number 20210514 relating to the archaeological evaluation report.	Approval	08.01.2024
20210514	Demolition of the existing building and erection of two detached 3/4 bedroom chalet style bungalows.	Permitted	07.04.2022

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

Consultations, Publicity and Representations

Consultees

KCC Heritage

Thank you for consulting us on the submission of the field evaluation report (Brook Archaeology Ref. BAL23-074) which I would be happy for you to formally approve. I note that it is referred to on the planning

portal as a Watching Brief report but this is the report of the first stage field evaluation trial trenching of the site. The work has demonstrated that the development of the site is unlikely to have a significant archaeological impact and therefore I recommend that parts (i) and (ii) of Condition 6 attached to planning permission reference number 20210514 can be discharged in full, without the need for any further mitigation fieldwork.

Officer's Analysis

Condition 6 (Archaeology)

Condition 6 states as follows:

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

- i. archaeological field evaluation works in accordance with a Written Scheme of Investigation (WSI) and timetable which has been submitted to and approved in writing by the Local Planning Authority; and*
- ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure appropriate evaluation of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record in accordance with adopted Gravesham Local Plan Core Strategy Policies CS19 and Policy CS20 and saved Gravesham Local Plan First Review Policy TC7 and the National Planning Policy Framework (NPPF).

A previously submitted WSI set out the details required under part (i) of condition 6. The submitted part (i) details were approved under application 20231154.

The details submitted under the current application relate to the first stage field evaluation trial trenching of the site. The details are considered to be satisfactory in terms of demonstrating the development is unlikely to have a significant archaeological impact. The submission ensures appropriate evaluation of archaeological implications and the subsequent mitigation of adverse impacts through preservation in situ or by record, in accordance with the reason for condition 6. The details are therefore considered to be acceptable and the remaining part ii. of condition 6 can be discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20210514 for the demolition of the existing building and erection of two detached 3/4 bedroom chalet style bungalows. It is considered that part ii of condition 6 can be discharged and there are no further details required under this condition.

(See draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	13th May 2024	Dated:	13 May 2024