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Sent: 23 March 2026 16:52:05 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/00967/HOU
Categories: Yasmin

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 23/03/2026 4:52 PM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/00967/HOU
Address:	Unit No.1 (The Farmhouse) The Green Orton On The Hill Atherstone Leicestershire CV9 3NG
Proposal:	Conversion and extension to form garage (retrospective) (amended design of works to Unit 1 approved in 22/00689/FUL)
Case Officer:	Ashleigh Gade

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Comments Details

Dear Ashleigh,

25/00967/HOU | Conversion and extension to form garage (retrospective) (amended design of works to Unit 1 approved in 22/00689/FUL) | Unit No.1 (The Farmhouse) The Green Orton On The Hill Atherstone

Comments: Archaeological Comments

Thank you for your re-consultation on this application and for forwarding the Applicant's email.

We note that the attachment to the Applicant's email is a 2019 Heritage Statement, which was undertaken in support of a previous

planning application for the site. As noted within the report, the purpose of the document is to provide an understanding of the heritage significance of the farmstead, an assessment of the proposed changes to the building and consider the resulting impact of the proposed changes on the heritage significance of the historic farmstead.

The Heritage Statement was previously submitted in support of planning application 19/01207/FUL, which was acknowledged as part of our formal comments in response to that application; 'The applicant has supplied a Heritage Statement, which is quite detailed but in our view does not properly identify or address the significance of the farmstead as a heritage asset'. In our advice for 19/01207/FUL, taking into account the information provided within the submitted Heritage Statement, our formal comments included a recommendation for further recording, consisting of a photographic survey of Hall Farm. Following the submission of a further planning application, 20/00336/FUL, our formal comments included a recommendation to include the building identified as Plot 5 within those proposals (annotated 'Unit No: 5' as part of application 22/00689/FUL) prior to its conversion, as part of the wider historic building survey. This recommendation was repeated in our comments submitted in response to a further planning application for the site, 21/00876/FUL.

We would highlight that the purpose of a Heritage Statement is different to that of a historic building photographic survey. As indicated above, a Heritage Statement would generally aim to understand the significance of a heritage asset, outline the changes proposed as part of the proposals and provide an assessment of the result of these changes on the significance of the heritage asset. The primary aim of a photographic survey on the other hand is to provide a very full visual record of the heritage asset, as outlined within guidance produced by Historic England; Understanding Historic Buildings: A guide to good recording practice, HE 2016. Although the submitted Heritage Statement provides some useful detail of the historic farmstead (including written descriptions, drawings and photographs), we would not consider that this meets the requirements of a photographic survey.

The proposals for 22/00689/FUL included the extension and alteration of Hall Farm house along with conversion of four outbuildings to form dwelling houses with associated works. We note that the Decision Notice for planning application 22/00689/FUL, submitted to the LPA's website for the current application on 26/02/2026, included a planning condition for a historic building survey (3);

3. No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take

place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and;

- o The programme and methodology of historic building survey and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Given that the Applicant's email states that they 'have not done anything further on this', this indicates that a photographic survey of the farmstead has not been undertaken. In the absence of further recording work we would advise that the archaeological planning condition attached to permission for 22/00689/FUL therefore remains outstanding.

The current application (25/00967/HOU) refers directly to retrospective works undertaken for the proposed garage/carport (the submitted plans and photos indicate that this relates to the southwest wing of the farmstead) and an amended design of works to Unit 1. Aerial photographs also indicate that the structure referred to as Unit 1 on plans/documents submitted in support of planning application 22/00689/FUL has now been constructed and as such the proposed alterations to the main farmhouse are likely to have been undertaken. Given the retrospective nature of the current application we acknowledge that there will not now be an opportunity to record these historic structures prior to their alteration.

It remains unclear whether the remaining works proposed as part of 22/00689/FUL have also been carried out, such as the proposed conversion of the historic outbuilding annotated as 'Unit No: 5' as part of application 22/00689/FUL (Plot 5 on plans for applications 20/00336/FUL and 21/00876/FUL). In our previous comments for the 2020 and 2021 applications we highlighted that this structure appears to be a substantial timber-framed brick barn (as indicated within the submitted Planning, Heritage, Design and Access Statement for 20/00336/FUL), which is recorded on the first edition Ordnance Survey map of Orton and is likely to be contemporary with the farmhouse. If the proposed conversion of this structure has not taken place we would refer to the archaeological requirements outlined in Condition 3 attached to planning permission for 22/00689/FUL, which requires the completion of a historic building photographic survey in accordance with an agreed written scheme of investigation (WSI). In this context we would highlight that the condition states that no demolition/development shall take place/commence until a WSI for the work has been submitted to and approved by the local planning authority in writing.

Please do let us know if you have any further queries.

Kind Regards,

William

Kind regards

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