

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 22 September 2023 16:22
To: Sullivan Archer
Cc: Planning Folder New
Subject: 23/00668/LBC | The Old Rectory 8 Rectory Lane Market Bosworth

Dear Sullivan,

23/00668/LBC Change of use of The Old Rectory from dwellinghouse (Class C3) to a Specialist Education Needs (SEN) School (Class F1), alterations to the building and other works within the curtilage of listed building. The Old Rectory 8 Rectory Lane Market Bosworth

Archaeological considerations

Thank you for your consultation on this application, please accept my apologies for not being able to respond sooner. We recommend that you advise the applicant of the following archaeological requirements, for a Level 2 Historic Building Survey. Given the high status of the building and the impact of the proposals on the character of the internal spaces, we would recommend that this incorporates a high level of photographic record, focussing on the spaces impacted by the development. We have provided separate comments relating to the implications of the proposals on the archaeological buried remains, in response to the FUL application, 23/00667/FUL.

The proposal involves various works to The Old Rectory, a mid-19th century, Grade II Listed building (NHLE Ref.: 1361308). The applicant has provided a Heritage Statement (HS) for the affected structures, which acknowledges the heritage value of the building and provides a good overview of the history and development of the site, in addition to some historic and current photographs. The proposals will involve sub-division of a number of rooms, which would result in a loss of the building's historic spatial organisation. As noted within the HS, the building has undergone a degree of alteration, although it retains much of its historic character and appearance. We have some concerns regarding the level of uncertainty in our understanding of the building's sequence of development (which areas retain original fabric and which are later additions; whether all aspects of the 19th century house were completed in one phase or multiple), which should be clarified through further recording. This recording should also investigate features of interest within the building, such as the potentially original hatch located between the kitchen and dining rooms.

Appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates the building is, or has the potential to constitute a heritage asset (or assets) with an archaeological and heritage interest (National Planning Policy Framework (NPPF) Section 16, paragraph 189 and Annex 2).

We therefore, recommend that the planning authority require the applicant to complete an appropriate level of building recording prior to alteration, to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance (NPPF Section 16, paragraph 199). This should be secured by condition on any approved planning application.

This will require provision by the applicant for a level of building recording, to equate with a Level 2 'Descriptive Survey', as specified in Historic England's *Understanding Historic Buildings. A Guide to Good Recording Practice*, HE (2016). With reference to the development impact, both the exterior and interior of the building will be investigated, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached. The survey will result in the preparation of accurate plans, elevations and/or sections, where applicable utilising available survey data or plan records.

The Archaeology Section, in conjunction with the Conservation Officer (*Borough/District Council*) will provide a formal Brief for the building survey and recording. The applicant shall, if planning permission is granted, obtain a suitable written Specification and costing for the historic building recording from an appropriately qualified organisation/s

(e.g. an historic buildings specialist) acceptable to the planning authority. This should be submitted to this Archaeology Section, as archaeological advisors to your authority, for approval before the start of development.

The Specification should comply with the above mentioned Brief and with relevant Institute for Archaeologists "Standards" and "Code of Practice". It should include a suitable indication of arrangements for the implementation of the historic building recording and the archaeological field work, and the proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning condition (as specified in Historic England's *Good Practice Advice Note 2, Managing Significance in Decision-Taking in the Historic Environment* (p.11)) to safeguard the archaeological and heritage interest of the heritage asset:

"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 the land and structures that are 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

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- 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"

Reason: To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss.

The "Programme of Work" referred to will in this case be the historic building survey recording during development, in accordance with the Specification to be agreed.

Please will you ensure a copy of the Decision Notice is sent to us in due course, to enable us to continue to monitor and safeguard the archaeology of this site. Should you or the applicant have any further queries please do not hesitate to contact us.

Yours sincerely,

William

William Kelly | Senior Planning Archaeologist (Heritage) | Historic & Natural Environment Team | Planning, Historic & Natural Environment Department | Room 200, County Hall | Glenfield | Leicestershire | LE3 8RA
☎ 0116 305 0039 | 📞 07871 733 637 | ✉ William.Kelly@leics.gov.uk

Leicestershire County Council values are:



This e-mail and any files transmitted with it are confidential. If you are not the intended recipient, any reading, printing, storage, disclosure, copying or any other action taken in respect of this e-mail is prohibited and may be unlawful. If you are not the intended recipient, please notify the sender immediately by using the reply function and then permanently delete what you have received. Incoming and outgoing e-mail messages are routinely monitored for compliance with Leicestershire County Council's policy on the use of electronic communications. The contents of e-mails may have to be disclosed for requests under Data Protection or Freedom of Information legislation. Details about how we handle information can be found at <https://www.leicestershire.gov.uk/data-protection>

The views expressed by the author may not necessarily reflect the views or policies of the Leicestershire County

Council.

Attachments to e-mail messages may contain viruses that may damage your system. Whilst Leicestershire County Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage which you sustain as a result of these factors. You are advised to carry out your own virus checks before opening any attachment.