

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 02 December 2025 09:34:15 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 25/00993/FUL
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 02/12/2025 9:34 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/00993/FUL
Address:	Holywell Farm Desford Lane Ratby Leicester Leicestershire LE6 0LF
Proposal:	Works to outbuilding to form dwelling
Case Officer:	Sophie Iliffe

[Click for further information](#)

Comments Details

Dear Sophie,

25/00993/FUL | Works to outbuilding to form dwelling | Holywell Farm Desford Lane Ratby

Archaeological considerations

Comments:

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for a historic building survey. We would also request that further development details are submitted so we can better understand the potential impacts of the proposals on any archaeological buried remains that may be present within the site.

We would recommend that the advice of your Conservation Officer should be sought with regards to the domestication of the appearance of the building and the appropriate use of materials, both in terms of the retention of the agricultural feel of the historic farm complex, which is a heritage asset in its own right, and in relation to the setting of the nearby designated heritage asset (Bury Camp) and other non-designated heritage assets.

The proposal involves various works to an outbuilding composing part of Holywell Farm, a mid-18th century post-enclosure courtyard farm complex (HER ref: MLE20922). 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 207 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 218). This should be secured by condition on any approved planning application, although you may feel that this would be useful in advance of determination of this application.

In addition, the Leicestershire and Rutland Historic Environment Record (HER) shows that there is also a likelihood that below-ground archaeological remains are present within the application site. The name Holywell refers to a spring and small pond in the garden, where a medieval papal bull (religious seal) and pin have been recovered (MLE3118). Slightly further west, Roman pottery and building material have been identified, indicating Roman settlement in the vicinity (MLE3107), which may extend into the application area. The Scheduled Monument of Bury Camp, which is an Iron Age hillfort, lies c.180m to the north-west of the application site (NHLE Ref: 1005079) and finds of Neolithic, Bronze Age and Roman date have also been recorded there (MLE7245, MLE6361, MLE7951).

The extent of groundworks associated with the proposal is currently unclear so we would recommend that your authority requires the applicant to submit further development details. This should include existing and proposed ground levels and layout and depths of all foundations, service trenches, drains, landscaping and other ground works, including works required to implement the proposed residential garden. We also note that, whilst the Planning Statement refers to 'conversion and extension of the existing building', the submitted plans include the annotation 'Existing building to be demolished', so further clarification on the extent of works proposed to the outbuilding would also be welcome. These details will then enable us to ascertain the appropriate form of archaeological work required to mitigate the impacts.

Please do feel free to get in touch if you have any further queries.

Yours sincerely,

William

Kind regards