
From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 20 September 2023 15:29
To: Matt Jedruch
Cc: Planning Folder New
Subject: 23/00711/FUL | The Blue Bell Inn 39 High Street Desford

Categories: Rudi

Dear Matt,

23/00711/FUL | Change of use from cafe (Class E(b)) and residential (Class C3) to convenience foodstore (Class E(a)). Construction of two storey side extension, two-storey and single storey rear extensions (following the demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house) with associated car parking, landscaping and other works | The Blue Bell Inn 39 High Street Desford

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for a photographic survey of the buildings proposed for conversion. We have provided separate comments recommending a Strip, Plan and Record excavation of the proposed building extension.

The proposal involves various works to 37 High Street and 2A Main Street. The buildings can be seen on late 19th century OS mapping and have been identified as "Significant Local Buildings" on the conservation area map. The submitted Heritage Statement notes that the buildings appear to date to the Victorian period.

Appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates the building is or has the potential to include heritage assets with an archaeological 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:

1. Building recording (photographic survey) of 37 High Street and 2A Main Street in accordance with guidance produced by Historic England (*Understanding Historic Buildings: A guide to good recording practice*, HE 2016).

The Archaeology Section will provide a formal Brief for the photographic survey at the applicant's request. 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 (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, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" 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 proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning conditions (informed by paragraph 37 of Historic England's Managing Significance in Decision-Taking in the Historic Environment GPA 2), to safeguard any important archaeological remains potentially present:

1. 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;

- 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
- 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 satisfactory archaeological investigation and recording

The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the fieldwork and results of the analysis, to ensure that the necessary programme of historic building survey is undertaken to the satisfaction of the planning authority.

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

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