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Mrs L Forman (Planning Officer)
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Date: 31 October 2007
My ref: CLE3659
Your ref: 07/01145/FUL
Contact: Lucy Griffin
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Dear Mrs Forman,

Planning Application No: 07/01145/FUL: Extensions and alterations to farmhouse and outbuildings to form two dwellings; Comfort Farm, Rogues Lane, Hinckley, Leicestershire.

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements.

The works will involve numerous alterations to the farmhouse and barn at Comfort Farm, rogues Lane, Hinckley. The farm complex appears on the Ordnance Surveyors' Drawings from the early 19th Century and is likely to relate to one of the most important periods in the history of the development of farm buildings. The proposals include the rebuilding of the gable walls to the outbuildings, re-roofing of both structures, the lifting of the present floor surfaces etc. Since the building's fabric and character may be significantly affected, a level of building assessment should be carried out before any planning decision is made.

The preservation of archaeological remains and historic buildings is, of course, a "material consideration" in the determination of planning applications. The proposals include operations that may affect the historic fabric of Comfort Farm but the full implications cannot be adequately assessed on the basis of the currently available information. We therefore recommend that the planning authority defer determination of the application and request that the applicant complete a Historic Building Impact Assessment of the proposals. We also recommend that you consult your Conservation Officer.

This will require provision by the applicant for:

> A historic building impact assessment of Comfort Farm, Rogues Lane, Hinckley, to determine what impact the proposed works will have on its historic fabric;

This information should be submitted to the planning authority before any decision on the planning application is taken, so that an informed decision can be made, and the application refused or modified in the light of the results as appropriate. Without the information that such an Assessment would provide, it would be difficult in our view for the planning authority to assess the archaeological impact of the proposals. If the

Building Assessment indicates a potential, an appropriate level of building recording will also need to be undertaken. This work should be secured by condition on any future planning approval.

Should the applicant be unwilling to supply this information as part of the application, it may be appropriate to consider directing the applicant to supply the information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, or to refuse the application. These recommendations conform with the advice provided in DoE PPG16 "Archaeology and Planning" and PPG15 "Planning and the Historic Environment".

Should you be minded to refuse this application on other grounds, the lack of archaeological information should be an additional reason for refusal, to ensure the archaeological potential is given future consideration.

The Archaeology Section, as advisors to the planning authority, will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority, in a cost-effective manner and with minimum disturbance to the archaeological resource. The Specification should comply with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and relevant Institute of Field Archaeologists "Standards" and "Code of Practice", and should include a suitable indication of arrangements for the implementation of the historic building assessment, and the proposed timetable.

Information on suitable archaeological organisations to carry out this work can be obtained from the Historic and Natural Environment Team. Should you have any further queries please do not hesitate to contact us.

Yours sincerely,

Lucy Griffin
Assistant Planning Archaeologist

c.c. Corporate Architecture