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Sent: 28 May 2026 15:26:08 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00031/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 28/05/2026 3:26 PM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	26/00031/FUL
Address:	All Cars Repaired 2 - 4 Queens Road Hinckley Leicestershire LE10 1EF
Proposal:	Demolition of existing garage and erection of 14 self contained flats with ancillary car parking and landscaping
Case Officer:	Alex Jelley

[Click for further information](#)

Comments Details

Dear Alex,

26/00031/FUL | Demolition of existing garage and erection of 14 self contained flats with ancillary car parking and landscaping | All Cars Repaired 2 - 4 Queens Road Hinckley

Comments: Archaeological considerations

Thank you for your re-consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for a Level 2 historic building survey with an enhanced photographic recording element.

The proposal involves the demolition of the existing garage at 2-4,

Queens Road, Hinckley. The Leicestershire and Rutland Historic Environment Record (HER) notes that the application area was previously the site of a hosiery factory, historic Ordnance Survey mapping indicates that the building was constructed around the turn of the 20th century (HER Ref.: MLE27543). The single storey road frontage element has subsequently been mostly demolished and replaced with the current garage building, however the photographic document submitted on 11/05/2026 confirms the presence of a taller structure within the southeast of the site, that appears to represent a surviving element of the original factory. The photographic document suggests that much of the interior of the structure has previously been removed to accommodate its use as part of the car repair garage, such as internal walls and staircases. Externally the building appears to retain much of its original appearance however and it is likely that internally the building will also retain some of its historic fabric, following its demolition important information about the buildings' past will therefore be lost.

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).

In view of the local significance of the site, in terms of the contribution it makes towards the industrial heritage and social history of Hinckley, we would therefore recommend that the planning authority require the applicant to complete an appropriate level of building recording prior to demolition, 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.

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), to include an enhanced photographic record. 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 (Hinckley and Bosworth Borough 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

Kind regards

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