

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 17 November 2023 13:57
To: Laura Ashton
Cc: Planning Folder New
Subject: 23/01000/FUL | Demolition of existing buildings and erection of 2no. buildings and associated parking areas, landscaping, access, solar panels, EV charging stations and other works for the purposes of car sales | Hall Farm 16 Altar Stones Lane Markfield

Dear Laura,

23/01000/FUL | Demolition of existing buildings and erection of 2no. buildings and associated parking areas, landscaping, access, solar panels, EV charging stations and other works for the purposes of car sales | Hall Farm 16 Altar Stones Lane Markfield

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 of the farmhouse complex.

The proposal involves the demolition of the historic farmhouse and associated outbuildings at Halls Farm, Markfield. The farm complex is recorded on late 19th century Ordnance Survey mapping, and a number of the current buildings appear to have retained their original footprints. Appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates the buildings are, or have 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).

As historic agricultural buildings are a diminishing archaeological resource, 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 (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

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