
From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 06 February 2024 16:29
To: Sullivan Archer
Cc: Planning Application Comments
Subject: 23/01043/LBC & 23/01044/LBC | The Old Forge 13 - 15 Park Street Market Bosworth

Categories: Tidd

Dear Sullivan,

23/01043/LBC | Alterations for the conversion of the forge building (B2) to dwellinghouse (C3) & 23/01044/LBC | Internal alterations to listed building | The Old Forge 13 - 15 Park Street Market Bosworth

Archaeological considerations

Thank you for your consultation on the above planning application, please accept my apologies for not being able to respond sooner. We would repeat our comments provided in relation to the previous application, 22/00974/LBC, and recommend that the applicant is advised of the following archaeological requirements, for a Level 3 Historic Building Survey. We also welcome the submission of a photographic document, which should be incorporated into the final historic building survey report. We are also recommending a condition for archaeological Attendance on groundworks for the development as part of separate comments.

The proposal involves various works to Grade 2 Listed 13-15 Park Street, a forge building and adjoining house dating to the late 18th century (NHLE Ref.: 1482523). Designated for its architectural and historical interest, the blacksmith's forge provides a well-preserved example of a building of this type, whilst the house is a vernacular take on the restrained town house of this period. Together they are a good example of domestic and commercial life in a market town.

As with the previous application, we would advise that the scope of works proposed for the house, and therefore the impact upon the historic fabric, are not of such significance that a Level 2 historic building survey would be necessary. Therefore we would recommend that a photographic survey of the building would be satisfactory, followed by a watching brief to monitor works that may expose historic fabric through removal and opening up processes.

We would recommend that a higher level of recording would be required for the forge building, considering the proposed changes and the archaeological significance of the structure. In addition to removal and opening up processes, finishes to flooring may mask information relating to the historic usage of space within the structure. As such we would advise that a level 2 historic building survey would be appropriate, with those areas of the building removed/altered targeted with level 3 survey.

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 a significant archaeological and heritage interest (National Planning Policy Framework (NPPF) Section 16, paragraph 194 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 205). 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 3 'Analytical Survey', as specified in Historic England's Understanding Historic Buildings. A Guide to Good Recording Practice, HE

2016). The record will comprise an introductory description followed by a systematic account of the building's origins, development and use. It will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. Consideration should be given to appropriate survey equipment to address the particular requirements of the structure or structures to be surveyed (e.g. conventional survey, photogrammetry, laser scanning, etc.).

The Archaeology Section, in conjunction with the Conservation Officer (Borough/District 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.

Kind Regards,

William

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