



Historic England

Ms Sophie Iliffe
Hinckley and Bosworth Borough Council
Leicestershire

Direct Dial: 0121 625 6896

Our ref: P01595178
1 August 2025

Dear Ms Iliffe

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OLD HAYES FARM , BURROUGHS ROAD , RATBY , LEICESTER ,
LEICESTERSHIRE LE6 0XZ
Application No. 25/00653/HOU**

Thank you for your letter of 14 July 2025 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

General advice

Historic England would like to note that the applicant has engaged in positive pre-application advice with us in regards to these proposals. The original proposal situated the proposed pool building upon the platform associated with the Scheduled monument, and we welcome the proposed ammended design, which moves the building to outside of the scheduled area. In regard to the impact to the grade II listed Old Hays Farmhouse (NHLE: 1074092), we recommend you seek the advise of your in house conservation officer; the advice below pertains solely to the Scheduled monument.

Significance

Old Hays moated site (NHLE:1017584) is a well-preserved example of a Leicestershire moated enclosure which is unusual for the depth of the surrounding moat. The significance of the site is greatly increased by the range of historical documentation relating to the manorial complex and its association with Leicester Abbey. Old Hays retains extant earthworks which increases its legibility in the landscape, contributing to its significance.

Impact



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The proposals comprise a single storey side extension to the property and erection of new pool building. While, as noted above, the proposals are now outside the scheduled area, it is in close proximity, and would certainly represent a change in setting to the monument, which though considered less than substantial in EIA terms would change the character and nature of the setting; increasing the built form surrounding the moated site.

Position

While we note that it is stated within the Heritage Statement supplied that design have been produced to keep 'the impact to the house and moat to an absolute minimum', and we welcome the pre-application design changes, acknowledgement of the change in overall setting must be made. We refer your authority to our published guidance to assist in determining this application; <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>.

Recommendation

Historic England has no objection to the application on heritage grounds.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

H James

Hayley James

Inspector of Ancient Monuments

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