
From: public.access@hinckley-bosworth.gov.uk
Sent: 30 April 2024 10:50
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00366/FUL

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 30/04/2024 10:49 AM from Mr William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	24/00366/FUL
Address:	Former Factory Works Upper Bond Street Hinckley Leicestershire
Proposal:	Demolition of the Laban Tansey building, erection of new apartment building and associated landscaping works and parking on land between Druid Street and Upper Bond St, Hinckley (Resubmission 23/00383/FUL).
Case Officer:	Matt Jedruch

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Comments Details

Dear Matt,

24/00366/FUL | Demolition of the Laban Tansey building, erection of new apartment building and associated landscaping works and parking on land between Druid Street and Upper Bond St, Hinckley (Resubmission 23/00383/FUL). | Former Factory Works Upper Bond Street Hinckley

Archaeological considerations

Comments:

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for a Level 3 Historic Building Survey. This repeats our comments provided in relation to the previous application 23/00383/FUL.

We note the reference to pre-application discussions with the Conservation Officer in the Design, Access and Heritage Statement. We would recommend that they are consulted further regarding any potential impacts of the development upon the setting and significance of the designated Druid Street Conservation Area (HER ref.: DLE6671).

The proposal involves the demolition of Laban Tansey works, a 19th Century industrial building, possibly a needle manufacturer (HER Ref.: MLE17917). A

historic building assessment was carried out in response to a previous application to demolish the building, which identified the structure as having a mid-late 19th Century construction date, with a number of later extensions. As noted within the assessment, 'The Laban Tansley Building represents an interesting part of the light industrial development associated with Hinckley's industrial past'.

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 (Hinckley & 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