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**Sent:** 14 April 2026 12:18:23 UTC+01:00  
**To:** "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>  
**Subject:** Consultee Comments for Planning Application 26/00244/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 14/04/2026 12:18 PM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

### Application Summary

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Reference:    | 26/00244/FUL                                                      |
| Address:      | Holywell Farm Desford Lane Ratby Leicester Leicestershire LE6 0LE |
| Proposal:     | Conversion of traditional barn into a dwelling                    |
| Case Officer: | Sophie Iliffe                                                     |

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### Comments Details

Dear Sophie,

26/00244/FUL | Conversion of traditional barn into a dwelling |  
Holywell Farm Desford Lane Ratby

Archaeological considerations

Comments: Thank you for your consultation on this application.

In the first instance we would recommend that you seek the advice of your specialist Conservation Officer regarding the domestication of the appearance of the building and the appropriate use of materials, both in terms of the retention of the agricultural feel of the historic farm complex, which is a heritage asset in its own right, and in relation to the setting of the nearby designated heritage asset

(Bury Camp) and other non-designated heritage assets. With regard to the archaeological implications of the scheme we recommend that you advise the applicant of the following archaeological requirements, for a Level 2 historic building survey and archaeological Attendance on any groundworks for the development. This repeats our advice offered in relation to the previous planning application for the site, 19/01239/FUL.

The proposal involves the conversion of a traditional barn building (barn A on submitted plans and documents), part of the Holywell Farm complex, a mid-18th century post-enclosure courtyard farm layout (Ratby was enclosed c.1760) consisting of a farmhouse and various barns (HER Ref.: MLE20922). 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). The retention of the historic farm building is welcomed, and we would recommend retention of historic fabric wherever feasible. The submitted details indicate that the proposed works may affect or expose significant archaeological information, including surviving historic fabric within the affected building. 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 218).

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 Leicestershire and Rutland Historic Environment Record (HER) also shows that the application site is situated within an area of archaeological interest. The name Holywell refers to a spring and small pond in the garden, where a medieval papal bull (religious seal) and pin have been recovered (MLE3118). Slightly further west, Roman pottery and building material have been identified, indicating Roman settlement in the vicinity (MLE3107), which may extend into the application area. The Scheduled Monument of Bury Camp, which is an Iron Age hillfort, lies c.180m to the north-west of the application site (NHLE Ref.: 1005079) and finds of Neolithic, Bronze Age and Roman date have also been recorded there

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(MLE7245, MLE6361, MLE7951).

Where the proposals entail ground works or excavations (e.g. for new flooring, services and landscaping) the applicant should be required to make provision for a programme of professional archaeological Attendance for inspection and recording during the groundworks, to ensure that any archaeological remains present are dealt with appropriately. A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this Department's Historic & Natural Environment Team (HNET).

The Archaeology Section, in conjunction with the Conservation Officer (Hinckley & Bosworth Borough Council) will provide a formal Brief for the building survey and recording and the archaeological field work. The applicant shall, if planning permission is granted, obtain a suitable written Specification and costing for the historic building recording and the archaeological field work from an appropriately qualified organisation/s 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:

1. No demolition/development shall take place/commence until written schemes of investigation (WSIs for Historic building recording and Archaeological Attendance) have been submitted to and approved by the local planning authority in writing. For land that is included within the WSIs, no demolition/development shall take place other than in accordance with the agreed WSIs, 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
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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 satisfactory archaeological investigation and recording

The Written Schemes of Investigation (WSIs) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of the written schemes of investigation have been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.

The "Programme of Work" referred to will in this case be the historic building survey recording and the archaeological field work 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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Kind regards

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