
From: public.access@hinckley-bosworth.gov.uk
Sent: 03 June 2025 16:05
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00461/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 03/06/2025 4:04 PM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	25/00461/FUL
Address:	Hinckley And District General Hospital Mount Road Hinckley Leicestershire LE10 1AE
Proposal:	Demolition of former Cottage Hospital and development of new day case surgery building with associated landscaping and parking
Case Officer:	Emma Baumber

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Comments Details

Dear Emma,

25/00461/FUL | Demolition of former Cottage Hospital and development of new day case surgery building with associated landscaping and parking | Hinckley And District General Hospital Mount Road Hinckley

Archaeological considerations

Comments:

Thank you for your consultation on this application. The submitted heritage assessment notes that Hinckley and Bosworth Borough Council are proposing the Cottage Hospital for inclusion in the Local Heritage List, although this is yet to be finalised or adopted. In the first instance there is therefore a need to determine the principle of development, which should include consultation with your Conservation Officer regarding the loss of the Cottage Hospital.

If the demolition is deemed acceptable as a result of the balancing exercise, we would recommend that you advise the applicant of the following archaeological requirements, for Level 3 Historic Building Recording of the former Cottage Hospital proposed for demolition. We would also support the proposal within the submitted heritage assessment to display historic plaques, memorabilia and interpretation board/s within the new building, detailing the hospital's history.

Given the degree of disturbance outlined in the assessment, combined with the results of the recent trial trenching investigation undertaken adjacent to the site, we would advise that the application warrants no further action with regard to the archaeological buried remains.

The proposal involves the demolition of the original Hinckley General Hospital (HER Ref.: MLE29375). The applicant has provided a Heritage Impact Assessment for the affected structures (Cotswold Archaeology Report Ref.: MK1244_1), which acknowledges the heritage value of the site and provides a good overview of the history and development of the buildings. As noted in the assessment the Cottage Hospital was built in the Arts and Crafts style in 1900 with further extensions constructed in the 1920s and 1930s, reflecting the development of medical care within Hinckley throughout the 20th century.

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 207 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 218). 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