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Sent: 02 February 2026 11:58:23 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00031/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 02/02/2026 11:58 AM from William Kelly (william.kelly@leics.gov.uk) on behalf of LCC Archaeology - Historical And Natural Environment Team.

Application Summary

Reference:	26/00031/FUL
Address:	All Cars Repaired 2 - 4 Queens Road Hinckley Leicestershire LE10 1EF
Proposal:	Demolition of existing garage and erection of 14 self contained flats with ancillary car parking and landscaping
Case Officer:	Faizal Jasat

[Click for further information](#)

Comments Details

Dear Faizal,

26/00031/FUL | Demolition of existing garage and erection of 14 self contained flats with ancillary car parking and landscaping | All Cars Repaired 2 - 4 Queens Road Hinckley

Comments: Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements, for a pre-determination historic building Assessment.

We would also recommend that you seek the advice of your specialist Conservation Officer regarding any potential impacts of

the development upon the setting and significance of the designated Hinckley Town Centre Conservation Area (HER Ref.: DLE673).

The proposal involves the demolition of a former hosiery factory at 2 - 4 Queens Road, Hinckley (HER Ref.: MLE27543). External observations indicate that only the lower portion of the garage itself appears to have been part of the original factory. As noted in the submitted Planning Statement however, a 'taller brick building is also located in the SE corner of the site'. Historic Ordnance Survey mapping, aerial photographs and photographs available in the submitted Bat Survey indicate that this taller structure was part of the original hosiery factory. Therefore, although much of the garage frontage is a later addition, parts of the original factory buildings are likely to survive, including the taller building at the southeast corner of the site. At present however the extent of surviving historic building fabric and the significance of those remains is unclear, we would therefore recommend that further assessment is required to better understand the surviving elements of the structures proposed for demolition.

The preservation of historic fabric and the protection of archaeological remains is, of course, a "material consideration" in the determination of planning applications. The proposals include operations that may affect, or have the potential to affect, one or more heritage assets with an archaeological interest (National Planning Policy Framework (NPPF) Section 16, paragraph 207-208 and Annex 2).

However, the implications of these changes cannot be adequately assessed on the basis of the currently available information. Since the proposals will remove the historic buildings, we recommend that a programme of targeted historic building assessment is undertaken, where necessary/appropriate including limited intrusive investigation, to establish the archaeological interest and significance of the affected structures, to enable an informed decision and assist in the preparation of any appropriate mitigation strategy, e.g. historic building investigation and recording, design modifications, etc.

We therefore recommend that the planning authority defer determination of the application and request that the applicant complete the targeted assessment of the proposals as specified above.

This information should be submitted to the planning authority before any decision on the planning application is taken, so that an informed decision can be made, and the application refused or modified in the light of the results as appropriate. Without the information that such an Assessment would provide, it would be difficult in our view for the planning authority to assess the archaeological impact of the proposals.

Should the applicant be unwilling to supply this information as part of the application, it may be appropriate to consider directing the applicant to supply the information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, or to refuse the application. These recommendations conform to the advice provided in DCLG National Planning Policy Framework (NPPF) Section 19, paras. 207-208 & 212-215).

The Historic & Natural Environment Team (HNET), Leicestershire County Council, as advisors to the planning authority, in consultation with the Conservation Officer, will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of investigation is undertaken to the satisfaction of the planning authority, in a cost-effective manner and with minimum disturbance to the historic building. The Specification should comply with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and relevant Institute for Archaeologists "Standards" and "Code of Practice" and should include a suitable indication of arrangements for the implementation of the historic building survey, and the proposed timetable.

Information on suitable organisations to carry out this work can be obtained from HNET. Should you have any further queries please do not hesitate to contact us.

Yours sincerely,

William

Kind regards

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