Richard Wright

From: Lucy Griffin [Lucy.Griffin@leics.gov.uk]

Sent: 04 June 2010 14:14

To: Richard Wright

Cc: Barry Whirrity

Subject: RE: 10/00267/LBC - Old Hall, Markfield Road, Groby

Hello Richard,

Planning Application: 10/00267/LBC - Old Hall, Markfield Road, Groby; CONVERSION OF OUTBUILDINGS TO GROBY OLD HALL TO PROVIDE FOUR RESIDENTIAL PROPERTIES AND ASSOCIATED WORKS

I'm sorry I didn't get comments on this application to you sooner. You may notice a slight increase in the number of conditions advised. Essentially the condition for archaeological work and the one for historic building recording are as usual. The condition to request the submission of details will allow the archaeological work to be tailored to fit the scheme and the fourth one is new. This is so that we can approve the WSIs and recommend that the 'no development conditions' can be discharged, whilst still ensuring that all the necessary stages of the archaeological process are carried out. I'd be happy to hear your thoughts about these/discuss them.

I do not wish to raise any objections in relation to the scheme but since the buildings are of historic interest and associated with a listed building, a record of them should be attained prior to alteration. This should take the form of a historic building photographic survey and should be carried out in accordance with an approved specification in order to ensure that the condition is met. We can advise on the level of record, prepare a brief for the work and approve the specification on behalf of the planning authority at the applicant/agent's request. We also hold a list of contractors who may be able to undertake the work.

There is also, as identified in The Heritage Statement, a need for archaeological attendance for inspection and recording during the breaking and removal of concrete from the area within/adjacent to the Scheduled area. From the submitted information, I am unclear whether this needs to be extended to cover the remainder of the site where groundworks will be carried out. To a large extent, this depends on the method creating the car parking spaces and re-surfacing, the extent of works to widen the access and whether any services will be introduced as part of the scheme. Because the site has already been a farmyard, it will be possible to manage any archaeological remains by securing the necessary work with conditions of the planning permission/listed building consent. However, it would be useful to have a clearer appreciation of the impact of the scheme and so it is requested that the above information be submitted and that a condition is employed to secure this.

We therefore recommend that should permission be granted, the following conditions are attached:

1. Alterations shall not take place until the applicant, or their agents or successors in title, has se b cured the implementation of a programme of historic building recording. This work shall be conducted in accordance with a written scheme of investigation, which has been submitted and approved in writing by the planning authority.

Reason:
To ensure satisfactory historic building recording in line with Policy HE 12.3 of 'Planning Policy Statement 5: Planning for the Historic Environment'.

2. No works shall take place until the applicant or developer, or their agents or successors in title, has submitted a complete set of development details to Heritage Services, Leicestershire County Council, as archaeological advisors to the planning authority. The details should include existing and proposed ground levels and layout and depths of all foundations, service trenches, drains, landscaping and other ground works.

Reason:
To enable assessment of the development impact and preparation of an appropriate scheme of archaeological mitigation in relation to condition 3.

3. No development shall take place within the application area until the applicant has secured the implementation of an appropriate programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved by the planning authority. The development shall be undertaken only in full accordance with the approved written scheme. No variation shall take place without the prior written consent of the local planning authority.

Reason:
To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in line with Policy HE 12.3 of 'Planning Policy Statement 5: Planning for the Historic Environment'.

4. The applicant shall not commence development without notifying the local planning authority of the intention to commence works (including site works of any kind) at least one week before such commencement. Thereafter, the programme of archaeological work shall be completed in accordance with the approved written scheme of investigation, including any necessary fieldwork, post-excavation analysis, report writing and archive deposition, as detailed in the approved scheme. The report and archive shall be prepared and deposited no later than six months after the commencement of fieldwork. No variation shall take place without the prior written consent of the local planning authority.

Reason: To ensure satisfactory archaeological investigation and recording

Please also consider the following notes to applicant in relation to recommended conditions 1 and 3:

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

Kind regards

Lucy Griffin
Senior Planning Archaeologist
Historic & Natural Environment Team
Leicestershire County Council
Tel: 0116 305 6217

-----Original Message-----
From: Richard Wright [mailto:Richard.Wright@hinckley-bosworth.gov.uk]
Sent: 27 May 2010 11:03
To: Barry Whirrity; Lucy Griffin
Subject: FW: 10/00267/LBC - Old Hall, Markfield Road, Groby

Hi Barry, Lucy,

Heritage Statement for information and further comments

Kind regards

Richard

From: Alan Hardwick [mailto:Alan.Hardwick@fishergerman.co.uk]
Sent: 27 May 2010 10:58
To: Richard Wright
Cc: Barry Whirrity
Subject: RE: 10/00267/LBC - Old Hall, Markfield Road, Groby

Richard

As requested please find attached a completed Heritage Statement and associated plan.

I would be grateful if you or Mr Whirrity could contact me following your site visit to discuss the

required amendments, notably the window/rooflight alterations and the alterations to the site landscaping.

Regards

Alan

Alan Hardwick BSc(Hons) MSc MRTPI
01530 410859
Fisher German LLP

From: Richard Wright [mailto:Richard.Wright@hinckley-bosworth.gov.uk]
Sent: 20 May 2010 12:31
To: Alan Hardwick
Subject: 10/00267/LBC - Old Hall, Markfield Road, Groby

Dear Mr Hardwick,

I would draw your attention to the consultation response from the Borough Council's Conservation Officer in respect of the above application which also relate to the associated planning application 10/00266/FUL. Further details are required and amendments suggested. I look forward to hearing from you in due course.

Kind regards

Richard Wright
Area Planning Officer

Hinckley and Bosworth Borough Council
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Fax: (01455) 619897
Email: richard.wright@hinckley-bosworth.gov.uk

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