Lesley Keal

From: planning@hinckley-bosworth.gov.uk
Posted At: 08 October 2010 13:28
Conversation: ConsulteeAccess for Planning - Application Comments (10/00757/FUL)
Posted To: Planning Application Comments

Subject: ConsulteeAccess for Planning - Application Comments (10/00757/FUL)

ConsulteeAccess for Planning - Application Comments (10/00757/FUL)

"Gareth Davies" has used the ConsulteeAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for ConsulteeAccess comments submissions.

ConsulteeAccess for Planning - Application Comments for 10/00757/FUL "Gareth Davies" you have been sent this email because you or somebody else has submitted a comment on a Planning Application to the planning department using your email address.
A summary of your comments is provided below.
Comments were submitted at 08/10/2010 13:28:04 from gareth.davies@leics.gov.uk
Application Summary

Application Number: 10/00757/FUL
Address:
Yew Tree Farm
Occupation Road
Nailstone
Nuneaton
Leicestershire
CV13 0QG
Proposal:
CONVERSION OF FARM BUILDINGS INTO DWELLING AND ERECTION OF TWO NEW DWELLINGS Case Officer:
Louise Forman
Customer Details

Name:
Gareth Davies
Address:
empty
Comments:
Planning Application No: 10/00757/FUL: Conversion of Farm Buildings into dwelling and erection of two new dwellings: Yew Tree Farm, Occupation Road, Nailstone.

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements.

This proposal involves various works to the buildings at Yew Tree Farm buildings, Nailstone. The buildings proposed for conversion appear upon the late 19th Century Ordnance Survey maps. Historic farm buildings, such as these, are a rapidly diminishing resource, subject to alteration and/or demolition. Therefore, we recommend that the planning authority require the applicant to complete an appropriate level of building recording prior to alteration. This should be secured by condition on any approved planning application.

This will require provision by the applicant for:

1. Building recording (photographic survey) of farm buildings at Yew Tree Farm, in accordance with guidance produced by English Heritage (Understanding Historic Buildings, 2006).

The Archaeology Section, in consultation with the Conservation Officer Hinckley and Bosworth Borough Council) will provide a formal Brief for the building recording at the applicant's request. 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 (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, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and with the 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 proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning conditions (informed by paragraphs 53-55 of DoE Circular 11/95), to safeguard any important archaeological remains potentially present:

1. No development shall take place within the application area until the applicant has secured the implementation of an appropriate programme of archaeological work (in this instance, historic building recording) 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 historic building recording.

2. The applicant shall notify 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, 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 condition 1:

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.

The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of historic building recording is undertaken to the satisfaction of the planning authority.

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,

Gareth Davies
Planning Archaeologist
Leicestershire County Council

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