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Sent: 28 October 2025 14:38:04 UTC+00:00
To: "Planning Application Comments" <planningapplicationcomments@hinckley-bosworth.gov.uk>
Subject: FW: 25/00654/LBC | Single storey side extension including removal of one wall to create enlarged opening and erection of new single storey swimming pool building | Old Hayes Farm Burroughs Road Ratby
Categories: Sonia

From: William Kelly <William.Kelly@leics.gov.uk>
Sent: 23 October 2025 12:22
To: Sophie Iliffe <Sophie.Iliffe@hinckley-bosworth.gov.uk>
Cc: Paul Grundy <Paul.Grundy@hinckley-bosworth.gov.uk>
Subject: 25/00654/LBC | Single storey side extension including removal of one wall to create enlarged opening and erection of new single storey swimming pool building | Old Hayes Farm Burroughs Road Ratby

Dear Sophie,

25/00654/LBC | Single storey side extension including removal of one wall to create enlarged opening and erection of new single storey swimming pool building | Old Hayes Farm Burroughs Road Ratby

Archaeological considerations

Following further review of the development proposals we would recommend that the applicant is advised of the following archaeological requirements, for a pre-commencement level 3 historic building survey targeting those areas of the building to be removed/altered, followed by a watching brief to monitor works that may expose historic fabric through removal and opening up processes. We have provided separate comments in relation to the associated application (25/00653/HOU), recommending an archaeological Strip, Plan and Record excavation targeting the proposed development footprint.

The proposal involves the removal of wall material, a doorway and a window located on the eastern exterior of the designated Grade II Listed building Old Hayes Farmhouse (NHLE Ref.: 1074092). The applicant has submitted a Heritage Statement (Heritage Matters; Version: 5) and an archaeological desk-based Assessment (ULAS DBA Ref.: 2023-094) in support of the application, which is welcome. Whilst the Heritage Statement concludes that the southernmost elements of the building are earlier in date and likely placed on the same footprint as the original farmhouse/manor house (page 28), the DBA suggests that the east facing wing of the building is likely to be the earliest element and the original location of the medieval hall (page 17). The Heritage Statement appears to have reached its conclusion based on observations of the building itself whilst the DBA conclusions are based at least in part from an assessment of the historical written sources. Despite the uncertainty regarding the building phasing overall and the anticipated location of the original structural remains, the specific elements of the current building that would be impacted by the proposals are however likely to relate to a later phase of construction.

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. The survey should draw together the various sources of information to develop a more holistic understanding of the building phases and the structural remains impacted by the proposals. This should be followed by a watching brief to monitor works that may expose historic fabric through removal and opening up processes. 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

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