

John Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Your ref: 3/2022/0013

Our ref: 3/22/0013/LCCHET

Date: 14th March 2022

FAO Ben Taylor

Dear Mr Macholc

Application no. 3/2022/0013. Conversion of former barn to living accommodation. Simfield Farm, Woodhouse Lane, Slaidburn.

The building has a stone lintel bearing a 17th century date over one door although it is probable that this has been reused or the barn contains some early fabric which has been incorporated into a later building. The building, in more or less its present plan footprint, appears on the 1st edition Ordnance Survey 1:10560 maps of the mid-19th century.

The building should be considered of historical significance although the photographs accompanying the application appear to show that there has been work already carried out to the interior of the barn as the walls appear to have been lined with concrete block. This will have potentially obscured evidence relating to the use of the building as a farm building although there also appears to be some wooden fittings surviving. We would advise therefore that the current building be recorded prior to any further conversion work to record the surviving fixtures and fittings

This can be secured by attaching a planning condition to any permission granted, the following wording being advised:

Condition: No development shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016). It should include a full description of the buildings, inside and out, drawn plans, elevations and at least one section (which drawings may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The work

must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Notes: Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org>. 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2021) paragraph 205: "*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

Yours sincerely,

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team