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Your ref: 3/22/0102

Our ref: 3/22/0102/LCCHET

Date: 7th March 2022

FAO Laura Eastwood

Dear Mr Macholc,

Application no. 3/22/0102. Conversion of a former agricultural barn into an Annexe of the Host Dwelling. Higher Lickhurst Farm, Twins Brook Road, Chipping.

As the heritage statement with the application indicates, this building is closely related to the listed farmhouse at Higher Lickurst Farm.

We note that the heritage statement contains the following: " This shouldn't harm the character of the barn as these trusses are not original and are simply made from dimension lumber rather than a historic oak or similar."

A study of the Ordnance Survey 1:10560 maps show that a building was present on the site of the one under consideration on the 1st edition survey of 1844, (Lancashire Sheet XLVI) although the plan form of the mapped building is L-shaped. By the 1891 resurvey the building shown in this location is a simple rectangle which is also the case in the 1910 revision. The building is therefore of some historical interest, either as a building dating from prior to the mapping being altered or a replacement building being erected between 1844 and 1891 which would provides a useful dating bracket.

The issue of the roof trusses is not as suggested in the heritage statement. The roof trusses are integral to the historic fabric and character of the building and ideally we would advise that they be retained. The fact that they are of "dimension lumber" does not detract from their interest as softwood exports from the Baltic Sea region to Britain are recorded from the 17th Century and recorded examples can have features of significance to the history of the timber and the building, such as the marks carved into the baulks of timber to identify the individual timber merchants supplying the timber, tool marks demonstrating the conversion of the beams from larger baulks, assembly marks scribed onto the surfaces by the carpenters assembling the trusses and occasionally graffiti which can include dates and initials of workers as well as marks considered "apotropaic" which were carved or drawn to ward of "evil" that might affect the building

and its contents. While some, or all, of these are not always present the trusses should not be written off as unimportant in understanding the history of the building.

We do understand that this may make the project unviable so would further advise that if planning permission is granted that that an archaeological building record be made of the building, this to comprise a record of the current building with a further record made of the trusses once they have been removed and can be studied in detail at ground level for any of the features mentioned above

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 record should also include the results of an examination of the roof trusses once they have been removed from the building and can be examined in detail. 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