

Environment Directorate

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Your ref

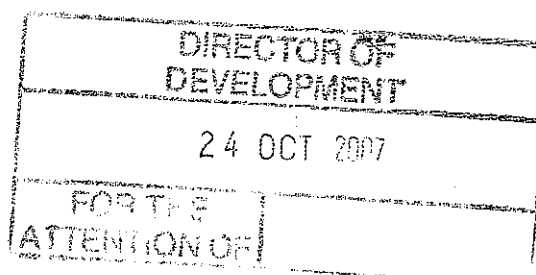
Our Ref

Date:

3/A6/1 RHC/DM/JC

19 October 2007

FAO: Adrian Dowd



Dear Mr Bailey

PROPOSED:

REINSTATEMENT OF THE MAIN HOUSE TO ITS ORIGINAL 18TH CENTURY LAYOUT AND AN EXTENSION WITH A GLASS LINK TO PROVIDE A LOUNGE, LIFT, DISABLED BATHROOM AND GROUND FLOOR BEDROOMS

EXTENSION TO EXISTING HOUSE AND INSTALLATION OF BELOW GROUND PIPEWORK FOR GROUND SOURCE HEAT PUMP (3/2007/0919P)

COW ARK FARM, COW ARK, CLITHEROE (3/2007/0918P)

Thank you for your consultation. Cow Ark Farm is a Grade II Listed Building (Lancashire Sites and Monuments Record PRN 17556), and dates to the late 18th century. The national importance of this building is recognised by virtue of its listing.

The revised proposals include a welcomed reduction in the number of new rooflights, which will now be limited to the rear roof pitch. It is however still proposed to remove some original material to both the house, and the shippson and stable, as part of the refurbishment. Should the Local Planning Authority be minded to grant planning permission or Listed Building Consent, to this or any other scheme, LCAS would recommend that an archaeological record of the building should be made, and that the works should be secured by means of the following condition:

Ian Welsby • Projects and Implementation Group Head
Highways and Environmental Management
PO Box 9 • Guild House • Cross Street • Preston • PR1 8RD

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Condition: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. 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.

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

Specifications and a list of professionally qualified archaeological/building recording consultants and organisations who could carry out appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

Lancashire County Council
Highways and Environmental Management
Guild House
PO Box 9
Cross Street
Preston
PR1 8RD

Tel: 01772 531734
Fax: 01772 533423

Please note that these comments have been made without the benefit of a site visit. If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely



Doug Moir
Planning Officer (Archaeology)