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Your ref: 3/2021/1004

Our ref: 3/2021/1004/LCCHET

Date: 28th March 2022

FAO Adrian Dowd

Dear

Application no: 3/2021/1004. Conversion of upper parts of buildings to apartments. 1-7 George St, Whalley.

Thank you for your consultation.

The most significant interest of the building is probably its construction with the upper floor as a cinema in the early years of the 20th century. Early cinemas are increasingly rare as the buildings have fallen into disuse and dereliction and even those converted to other uses (such as bingo halls in the 1960s) have seen the later uses become redundant.

The building is therefore of some heritage and social historical significance as cinema attendance was a major feature of the population's leisure pursuits until the advent of television on a large scale.

We recognise that the upper floor of the building has been unused for some time and that the best way to conserve buildings is to have them in use. The proposed conversion will, however, have a significant impact on the historic character and appearance of the upper floor and will result in the evidence for its original purpose being removed or obscured by the conversion. We would recommend therefore that the areas of the building which will be affected by the proposed conversion be recorded fully before works commence and that the following condition be placed on any planning permission which is granted:

Condition: No development including any demolition works 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 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 a rapid desk-based assessment, putting the building and its features into context. 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