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Your ref
Our Ref 3/A1 ASB/DM/LS
Date: 2 June 2010

For the attention of Adrian Dowd

Dear Mr Bailey

PROPOSED: REPLACEMENT WINDOWS AND MINOR INTERNAL ALTERATIONS (LISTED BUILDING CONSENT). ABBEY CROFT, THE SANDS, WHALLEY (3/2010/0402)

Thank you for your consultation. Abbey Croft is a designated heritage asset, a Grade II Listed Building (Lancashire Historic Environment Record PRN 18213), thought to have originally been a single house, but now divided into 3, built some time during the first half of the 17th century.

The current application makes reference to the proposals being in line with the now cancelled PPG15, which was replaced in March by PPS5: Planning for the Historic Environment, and is therefore deficient in information required by the PPS, and should be considered to be inadequately documented.

The PPS is quite clear in the need for applications affecting designated heritage assets to contain a Heritage Statement (See Policy HE6, HE8 & HE9), forming part of the Design and Access Statement, and in the absence of such an assessment (as in this instance) the application should not have been validated.

Consultation with the Historic Environment Record would have revealed to the applicant that the building was the subject of some brief assessment and recording in 1979 by the RCHM(E), and which might be useful in providing an assessment of the significance of No. 1, and thus of use in any justification statement for the proposed works.

LCAS is therefore of the opinion that, in light of the above, the Borough Council should defer determination of this application until such a time as the applicant's have met the requirements of PPS5. Information that would help applicants is

available in the form of English Heritage's *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*, available as a free download from <http://www.english-heritage.org.uk/publications/pps-practice-guide/>. LCAS would wish to be consulted again for comments on the Heritage Statement.

If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely

Doug Moir
Planning Officer (Archaeology)