



John Macholc
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Your ref:
Our ref: PJB/ASP/DM
Date: 6 September 2011

For the attention of Claire Booth

Dear Mr Macholc

PROPOSED: Conversion of existing barn and outbuildings into 2 No dwellings including new detached double garage and a new vehicular/pedestrian access. Hougher Fall Farm, Old Clitheroe Road, Dutton (3/2011/0448P)

Since the original submission of the application to redevelop the barn, it has been assessed by English Heritage as being of national importance and worthy of designation as a heritage asset, a Grade II Listed Building, and has now been added to the County Historic Environment Record, PRN 35494.

The Structural Appraisal by PSA Design (section 2.0.2, p. 8) has suggested that certain elements of the timber frame may require as yet unidentified remedial works to arrest the affects of wood boring insect infestation, dry/wet rot and fungal attack observed in their survey.

As such work could require the removal or replacement of original material LCAS would recommend that an archaeological drawn record be made of the frame, which could then also be used to identify the nature and extent of any repairs considered necessary, and that such drawings should form part of the documentation needed to accompany any application for Listed Building Consent as necessary for a reasoned and informed decision to be made

Consequently LCAS is of the opinion that determination of any application for planning permission or listed building consent should be deferred until such a time as the timber frame survey has been undertaken and submitted to the LPA and LCAS for comment.

This is in accordance with PPS5, Policies HE6, HE7 & HE9

Please note that the above 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)