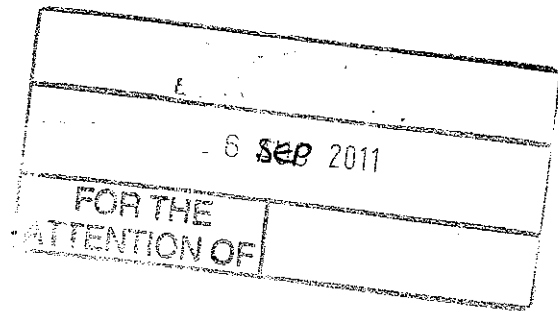




John Macholc
Building and Development Control Manager
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: (01772) 531734
Fax:
Email: douglas.moir@lancashire.gov.uk
Your ref:
Our ref: PJB/ASP/DM
Date: 6 September 2011

For the attention of Adrian Dowd

Dear Mr Macholc

PROPOSED: Conversion of barn into 2no. dwellings. Chadwick's Farm, Settle Road, Bolton by Bowland (3/2011/0647)

The 1st edition Ordnance Survey, 1:10560 map, surveyed in 1847 (Yorkshire Sheet 165) shows a building in the same location and to the same scale and plan as the barn proposed for conversion. The accompanying Heritage, Design and Access Statement suggests that the presence of quoins, the thickness of the external walls and the type of roof truss used all point to the barn being much older than the mapping, possibly 16th or 17th century in date.

The building is considered to be a non-designated heritage asset (see PPS5: Planning for the Historic Environment, Annex 2, p. 13), and as being of historical interest, showing the development of the building in response to changing agricultural practices. The proposed conversion will have a significant impact on the historic character and appearance of the building, and may result in the loss of some historic fabric.

The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' states that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined" (ibid.).

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, the Lancashire Archaeology Service would recommend that an archaeological record be made of the building and that such work be secured by means of the following 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 buildings.

This is in accordance with PPS5, Policy HE12.3 (Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate).

Specifications and a list of professionally qualified archaeological building recorders and organisations that could carry out appropriate archaeological works can be obtained from the Lancashire Archaeology Service

Lancashire County Council
Development Management
Environment and Public Protection Services
PO Box 100
County Hall
Preston
PR1 0TD

tel. 01772 531734

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)