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Your ref:
Our ref: PJB/ASP/DM
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F.A.O Graeme Thorpe

Dear Mr Macholc

PROPOSED: Conversion of barn to dwelling, change of use of agricultural land to create garden area, new vehicle access and siting of new sewage treatment plant. Hill Foot Barn, Twiston (3/2011/0826)

The 1st edition Ordnance Survey, 1:10560 map, surveyed in 1844 (Lancashire Sheet 48) shows a building of similar size and location as that proposed for conversion. The building should therefore be considered to be of some historical interest (non-designated heritage assets as defined in PPS5), most likely dating from the first half of the 19th century or earlier, having undergone a number of alterations in response to changes in agricultural practices and economics.

Barns are often characterised by long unbroken expanses of roof and walling, and LCAS would therefore recommend that consideration be given to requiring the applicants to reduce the number of proposed new openings. Similarly such buildings are often recognisable by the use of wooden shutters and large boarded doors to the cart entry. LCAS would also recommend that consideration be given to requiring the applicant to retain such features where possible. In this instance there appears to be no real need to replace the existing cart entry door with the proposed folding doors.

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 CBAs '*An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy*' has indicated 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 the recording of the buildings prior to conversion be secured by means of the following condition:

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.

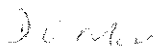
Such a recommendation is in accordance with the government's stated objectives in PPS5 Policy HE12.3 (Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance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

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

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

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)