

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: 4 January 2012

F.A.O Graeme Thorpe

Dear Mr Macholc,

PROPOSED: Proposed conversion of former milking parlour to 2no. residential dwellings with associated parking and landscaping. Watts Close Farm, Gisburn (3/2011/0885)

The 1st Edition OS 1:10560 map (Yorkshire Sheet 183) surveyed 1849 shows a building of similar size and in a similar location as that proposed for conversion, although the scale of mapping makes this identification tentative at best. It should however be noted that the Heritage Statement that accompanies the application is happy to suggest a late 18th century date for its construction.

Consequently the building should therefore be considered to be of some historical interest, most likely dating from the latter half of the 18th century or the early years of the 19th century, having undergone a number of alterations in response to changes in agricultural practices and economics.

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 building.

Such a recommendation 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

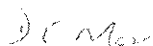
Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

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

tel. 01772 531734

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

Yours sincerely



Doug Moir
Planning Officer (Archaeology)