

5 DEC 2011

John Macholc
Building and Development Control
Manager
Ribble Valley Borough Council
Council Offices
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Your ref:
Our ref: PJB/ASP/DM
Date: 9 December 2011

F.A.O Graeme Thorpe

Dear Mr Macholc

PROPOSED: Conversion of a barn to a single dwelling. Abbot Barn, Black House Lane, Chipping (3/2011/0887)

Abbot Barn is recorded on the 1st edition Ordnance Survey, 1:10560 map, surveyed in 1844 (Lancashire Sheet 46) which shows a building of similar size and location as that proposed for conversion. The stables are not shown on this map, but can be seen on the 1st Edition OS 1:2500 (Lancashire Sheet 46.09) surveyed 1891.

The presence of the quoins might however suggest an earlier (possible pre-1800) date, and the references to Abbot Barn in documents dated 1723 & 1782, along with the datestones of 1732 or 1752 on the farmhouse and 1775 with the initials TR (probably the Thomas Rogerson mentioned above) on the barn, lend credence to the suggestion of an 18th century date for the barn's construction. The buildings should therefore be considered to be of some historical interest, the barn most likely dating from the latter half of the 18th century and the stable from the mid-late 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 buildings, 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 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).

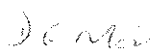
Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

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

tel. 01772 531734

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)