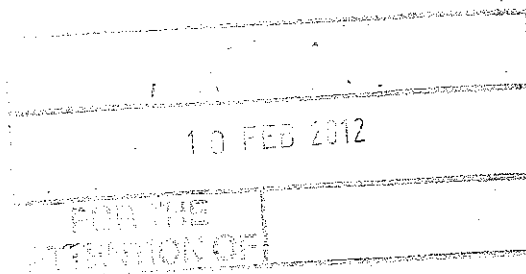




John Macholc
Building and Development Control
Manager
Ribbles Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA



Phone: (01772) 531734
Fax:
Email: douglas.moir@lancashire.gov.uk
Your ref:
Our ref: PJB/ASP/DM
Date: 10 February 2012

F.A.O Claire Booth

Dear Mr Macholc,

PROPOSED: Convert barn to two dwellings and the creation of garden and parking area. Barn adj. to Shays Cottage, Tosside (3/2012/0070)

A building of a similar size and orientation as to that proposed for conversion can be seen on the 1st Edition 1:10560 OS, surveyed in 1847 (Yorkshire Sheet 148), when it is recorded as *Stephens Moor*. The building is therefore considered to be of some historical interest, most likely dating from the first half of the 19th century or earlier, having undergone a number of changes in response to changes in agricultural practices and economic.

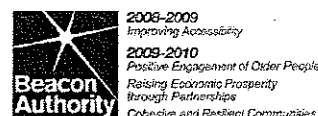
The CBAs 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional 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.

Jo Turton • Executive Director for the Environment
Environment & Public Protection Services • Environment Directorate
PO Box 100 • County Hall • Preston • PR1 0LD



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).

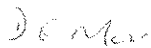
Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

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

tel. 01772 531734

Please note that 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)