

Jane Tucker

From: ENV Archaeology [Archaeology@lancashire.gov.uk]
Sent: 04 July 2012 12:25
To: planning
Subject: Archaeology comments on 3/2012/0489 (replacing previous comments)
Attachments: Wittons Farm, Bolton by Bowland.pdf

Dear Sir/Madam

PLANNING APPLICATION NO. 3/2012/0489 (Wittons Farm, Bolton by Bowland)

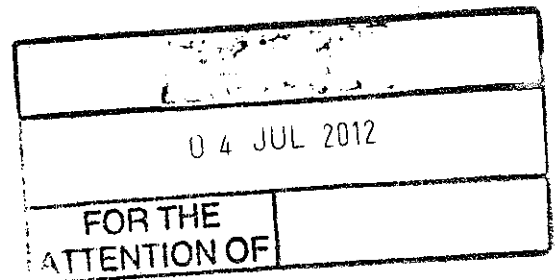
Lancashire County Archaeology Service previously sent you comments on this application, however our initial response contained some incorrect information so please can the previous letter be withdrawn and replaced with these new comments.

If you need to discuss this further or require any more information please contact Doug Moir (douglas.moir@lancashire.gov.uk)
tel. 01772 531734).

Yours faithfully

Doug Moir
Planning Officer (Archaeology)

Lancashire County Archaeology Service
Specialist Advisory Services
Development Management Group
Lancashire County Council
Environment Directorate
01772 533404
www.lancashire.gov.uk



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04/07/2012

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: ASM/ASP/DM
Date: 4 July 2012

F.A.O Graeme Thorpe

Dear Mr Macholc

PROPOSED: Conversion of barn to dwelling. Replacement of agricultural building with a garage and creation of cartilage. Wittons Farm, Bolton by Bowland (3/2012/0489)

The barn proposed for conversion is depicted on the 1st Edition Ordnance Survey 1:10560 (Yorkshire Sheet 165), surveyed 1847, although there is a datestone '1826' above the cart entry, which is likely to denote its date of construction. Consequently the building should therefore be considered to be of some historical interest, dating to the first half of the 19th century, having undergone a number of alterations in response to changes in agricultural practices and economics. The period 1750-1880 has been recognised as the most important period of farm building development in England.

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.

This is in accordance with government guidance as set out in the National Planning Policy Framework, para. 141 "Local planning authorities should...require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

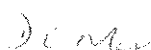
Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

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)