



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: July 27 2012

F.A.O Jane Tucker

Dear Mr Macholc,

PROPOSED: Conversion of former Mill Building into an apartment, design studio and internal garden. Mill adj. Primrose House, Primrose Road, Clitheroe (3/2012/0558)

The building is part of the former Primrose Mill & Printworks complex, a non-designated heritage asset recorded on the County Historic Environment Record, PRN 5609. Primrose Mill was originally built as a spinning mill in 1787, but by 1810 had been converted to printing. By 1864 it was being used for paper manufacture, and then bleaching in the 20th century.

The textile mills of the north west were of great historical significance, shaping the landscape and the communities in which they were built and which surrounded them. Where, as in this instance, a development may lead to significant changes or require demolition, Lancashire County Archaeology Service would recommend that a detailed archaeological record, comprising plans, drawings and photographs, should be made of all elements of the mill complex, and that the following condition should be attached to any planning permission which may be granted:

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 site.

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".

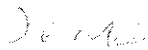
Specifications and a list of professionally qualified building recording consultants and organisations who could carry out appropriate archaeological works can be obtained from Lancashire County Archaeology Service.

Lancashire County Council
Transport & Environment
Environment Directorate
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 need any more information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely



Doug Moir
Planning Officer (Archaeology)