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 Building and Development Control
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 Ribble Valley Borough Council
 Council Offices
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 Your ref:
 Our ref: PJB/ASP/DM
 Date: 28 November 2012

F.A.O John Macholc

Dear Mr Macholc

PROPOSED: Outline application for demolition/part demolition of the existing hospital and enabling residential redevelopment including associated access, parking, open space and related infrastructure. Clitheroe Hospital, Chatburn Road, Clitheroe (3/2012/0785)

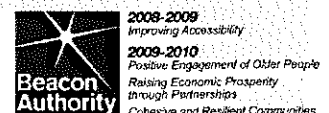
Clitheroe Hospital is a non-designated heritage asset, recorded on the Lancashire Historic Environment Record, PRN 30402. Built 1870-73 originally as the Clitheroe Union Workhouse to designs by Jonas J. Bradshaw, of the Bolton architectural practice of Bradshaw, Gass and Hope, and Leigh Hall, another Bolton architect, it is a late example of a 'corridor type' workhouse.

The current proposals involve the demolition of buildings to the rear of the site, with the main block retained and converted to residential use. The retention of the main block is to be welcomed, and LCAS would have no in principle objection to a redevelopment of the site along such lines.

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, the Lancashire Archaeology Service would recommend an archaeological record be made of those buildings which are depicted on the 1st Edition Ordnance Survey 1:2500 (Lancashire Sheet 47.11, surveyed 1884) prior to their demolition or conversion, and that such work 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.

Jo Turton • Executive Director for the Environment
 Environment & Planning and Countryside • Environment Directorate
 PO Box 100 • County Hall • Preston • PR1 0LD



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 National Planning Policy Framework, para. 141 – Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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.

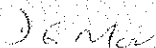
Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

Lancashire County Council
Environment Directorate
Development Management
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)