

John Macholc  
Building and Development Control  
Manager  
Ribbles Valley Borough Council  
Council Offices  
Church Walk  
CLITHFROF

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Your ref:  
Our ref: PJB/ASP/DM  
Date: 4 January 2013

**F.A.O Claire Booth**

Dear Mr Macholc

**PROPOSED: Conversion of two traditional farm buildings into two full open market dwellings and the demolition and re-building of an existing farmhouse. Sheepfold Farm, Balderstone Hall Lane, Balderstone (3/2012/1048).**

Sheepfold Farm is a non-designated heritage asset, recorded on the County Historic Environment Record, PRN 33465, part of which is thought to date to the second half of the 17<sup>th</sup> century and extended in the 18<sup>th</sup>. The Heritage Statement submitted as part of the planning application suggests that the barns are likely to be of a late 18<sup>th</sup> century date. It is not known if the farmhouse still retains fixtures and fittings dating to the 17<sup>th</sup> or 18<sup>th</sup> centuries.

The buildings (farmhouse and barns) should therefore be considered to be of some historical interest, possibly dating to the second half of the 17<sup>th</sup> century, but having undergone a number of alterations in response to changes in agricultural practices and economics in the 18<sup>th</sup> and 19<sup>th</sup> centuries. 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 barns, and the proposed demolition of the farmhouse will result in the loss of a building of historic interest. 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/demolition 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 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.

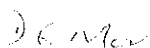
Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

Lancashire County Council  
Transport & Environment  
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)