

John Macholc
Building and Development Control
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Council Offices
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Your ref:
Our ref: ASM/ASP/DM
Date: 24 January 2013

F.A.O Graeme Thorpe

Dear Mr Macholc

PROPOSED: Extension of dwelling into adjoining barn, conversion of out buildings into one dwelling and erection of menage, stables and garden store. Quarry House, Tosside (3/2012/1110)

Buildings of a similar footprint as those (farmhouse and attached barn & adjacent 2 storey barn) proposed for conversion are depicted on the 1st Edition Ordnance Survey 1:10560 (Yorkshire Sheet 148), surveyed in 1847. The buildings are therefore of a probable early 19th century date, such as that suggested by the plaque on the farmhouse, 1803, and mentioned in the attached Heritage Statement.

The buildings should therefore be considered to be of some historical interest, dating probably to the early years of the 19th century, but 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 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 & Planning and Countryside
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

D. Moir
Doug Moir
Planning Officer (Archaeology)