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Your ref:
Our ref: ASM/ASP/DM
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F.A.O Adrian Dowd

Dear Mr Macholc

PROPOSED: Proposed conversion of existing barn and outbuildings into two dwellings incorporating package treatment plant. Bailey Hall Barn, Hurst Green (3/2013/0154 & 0155)

Bailey Hall Barn is a designated heritage asset, a grade II Listed Building, recorded on the County Historic Environment Record, PRN 17606, as a cruck barn dating to the 16th century, a date supported by Colin Briden's 2011 report. The survival of bark and sapwood also suggests that elements of the timber frame may be suitable for dating by means of dendrochronology.

Previously LCAS had recommended that the timber frame be recorded prior to the determination of the application. Section 3.22 of DAC Wood's Structural Report does however state that "There are a few inherent structural defects, particularly the bracing and restraint for the cruck frames, but these can be dealt with simply, using modern techniques that are not excessively intrusive", whilst drawing no. 2647-01-200A 'As Proposed Repairs and Alterations' would appear to only shows works to the frame, such as the replacement of defective, decayed and missing elements, consistent with those necessary to repair the frame.

Consequently, in light of English Heritage's comments that the new design is an improvement on earlier ones (albeit still requiring some more minor alteration), and the applicant's stated aim and ability to keep interventions to a minimum, LCAS is of the opinion that both the archaeological recording and dating of the frame could be undertaken as a condition of planning permission and listed building consent, prior to conversion works, on the understanding that the record so created could be used to help produce like-for-like replacements of those elements of the frame that are to be replaced or re-instated.

Consequently if the local planning authority is minded to grant planning permission and listed building consent to this or any similar scheme, LCAS would recommend that the applicants be required to compile a record of the buildings which would include a detailed drawn record of the timber frame as part of a record of the buildings, and that the frame also be dated by means of a dendrochronological survey, and that such works are secured by 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.

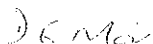
Reason: To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site.

LCAS would recommend that a note be added to any decision notices which indicate that the building recording and analysis will also require a detailed drawn survey of the timber frame and it's dating by means of dendrochronology.

This is in accordance with the requirements of NPPF 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."

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)