

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: ASM/ASP/DM  
Date: 13 March 2014

**F.A.O Daniela Ripa**

Dear Mr Macholc

**PROPOSED: Conversion of barns to three dwellings with detached garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant. Little Dudlands Farm, Rimington Lane, Rimington (3/2014/0174).**

A building of a similar size and in a similar location as that proposed for conversion can be seen on the 1st edition Ordnance Survey, 1:10560 map, surveyed in 1849 (Yorkshire Sheet 183) when it is recorded as *Dudland*. 17<sup>th</sup> and 18<sup>th</sup> century documents held by the Yorkshire Archaeological Society suggest a possible link with the lands of Sawley Abbey. The buildings are therefore considered to be of some historical interest, 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 building 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.

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)