

John Macholc
Building and Development Control Manager
Ribbles 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
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F.A.O Adam Birkett

Dear Mr Macholc

PROPOSED: Change of use of barn to form 2 no. dwellings and erection of garages. Change of use of land to create domestic curtilages and alterations to access. Cowley Brook Farm, Higher Road, Longridge (3/2014/0588)

Cowley Brook Farm is a non-designated heritage asset recorded on the County Historic Environment Record, PRN 19115; the farm had been established by 1838, at which date it was owned by William Harper. A building of the same size and in the same location as that proposed for conversion can be seen on the 1st Edition Ordnance Survey 1:10560 (Lancashire Sheet 54), surveyed in 1844.

The building should therefore be considered to be of some historical interest, probably dating to the early 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 Council for British Archaeology's '*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)