

John Macholc  
Head of Planning Services  
Ribbles Valley Borough Council  
Council Offices  
Church Walk  
CLITHEROE  
BB7 2RA

Phone: (01772) 531550

Email: Peter.iles@lancashire.gov.uk

Your ref: 3/2016/0216

Our ref: ASM/ASP/PDI

Date: 29 March 2016

FAO S Kilmartin

Dear Mr Macholc

**Planning Application 3/2016/0216: Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant; Little Dudlands Farm, Rimmington Lane, Rimmington BB7 4EA**

Thank you for your consultation. Our comments are the same as for planning applications 2/2015/1090 and 3/2014/0174, namely that the barns are considered to be of sufficient local significance to merit recording prior to conversion, and that such works be secured by means of the following condition:

**Condition:** No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological 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 building.

**Note:** A building record of the barns is required, to levels 2-3 and using the standards and guidance set out in the English Heritage document '*Understanding Historic Buildings*' (2006).

This is in accordance with National Planning Policy Framework paragraph 141: "*Local planning authorities should ... 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 need any further information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely

*Peter Iles*

Peter Iles  
Specialist Advisory Services