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Your 3/2016/0315 and 0316
Date: 29th April 2016

FAO A Dowd

Dear Mr Macholc,

**Planning Applications 3/2016/0315 and 0316: Proposed alterations, extension and repairs;
Fields Farm Sawley Road Grindleton Clitheroe BB7 4QS**

The proposed development site is, as you are aware, a mid-18th century farmhouse that is Listed Gd II. The heritage significance and impact of the proposed works are documented and discussed in a heritage statement and a design and access statement. The applicants are to be congratulated on the quality of these documents, which allow informed decisions to be made, and we would ask that they are submitted formally for inclusion into the Historic Environment Record.

We would raise no objections to the proposed works, but would recommend that they are accompanied by a rapid photographic survey of the site as existing, to enhance the plans and photographs in the DAS and HS. It is possible that Mr Haigh and Ian Pawson Ltd have sufficient photographs already to satisfy this requirement, but the applicants may also wish to consider photographic recording during the stripping out works, in case further features of interest are revealed.

With regard to the potential for buried archaeology on the site, it is probable that there will be some buried deposits relating to the original construction and subsequent alterations to the buildings. The limited amount of ground disturbance proposed would however suggest that formal recording of below-ground remains is not justified.

If new photography is required, the following planning condition wording is suggested:

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: The scheme of works should comprise the compilation of a photographic record of the buildings as existing by an appropriately qualified and experienced professional person. The

record should comply with the standards and guidance set out in English Heritage's 2006 publication '*Understanding Historic Buildings*'.

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 advice has been compiled without the benefit of a site visit.

Yours sincerely

Peter Iles