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Your ref: 3/2016/0418

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FAO A Dowd

Dear Mr Macholc,

Planning Application 3/2016/0418: Creation of 2 flats at first floor level and associated external alterations; 1 Moor Lane Clitheroe BB7 1BE

The proposals are for a number of internal and external alterations to a grade II Listed Building, as noted in the Heritage Statement (HS).

The building is shown on the OS 1:10,560 mapping of 1847 (sheet Lancashire 47) and in rather more detail on the 1:1,056 sheet of 1848 (Clitheroe Sheet 1). These plans and available views of the structure show that it has a history of extension and alteration to the rear, some of which was, no doubt, forced upon the builders by the steeply sloping site, but no effort seems to have been made to untangle the history and significance of these changes. The front façade of the building would suggest an early 19th century date, but whilst the existing rear extensions at least partly post-date 1848 it seems likely that they may retain earlier elements within their structure. Certainly this is likely to be an ancient site as the adjacent Congregational Church is identified as occupying the former site of the ancient mansion house of the Dineley family, known to have estates here in the 14th century.

The proposed alterations are not severe in themselves, but the removal of an existing wall between the main shop body and a rear room on the ground floor and the removal of the same wall and a second on one the upper floor could impact on these earlier elements; it would certainly reduce the legibility of the existing building structure. In contrast the insertion of a new door into the upper part of the rear elevation seems unlikely to have such an impact on the understanding of the building, but when combined with the proposed new metal stair does have a much greater visual and aesthetic impact. This is particularly unfortunate when compared to the effort that has been expended upon the side of the church and hall on the opposite side of Strang Stee. The gain from this, of allowing the construction of two independent flats on the upper floor seems limited, particularly given the very small size of the accommodation units produced and an alternative solution which utilised an internal stair would be preferred.

Should the proposals receive approval, however, we would recommend that a formal record of the building be made prior to any alterations being made. This should concentrate on the areas where the changes are proposed and attempt to ascertain the relative dates and construction sequence of the rear elements, as well as looking for any early remains that may be incorporated in the structure and impacted by the proposals. This may be required by planning condition; the following 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 recording, analysis and reporting. 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 site.

Note: The programme of investigation should comprise a building survey to level 2/3 as described in "*Understanding Historic Buildings*" (English Heritage 2006). This should concentrate on the areas where the changes are proposed and attempt to ascertain the relative dates and construction sequence of the rear elements, as well as looking for any early remains that may be incorporated in the structure and impacted by the proposals. The work should be undertaken by an appropriately experienced and qualified professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists.

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.

Yours sincerely

Peter Iles