



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

Phone: 07847 200073

Email: Lancashire.archaeology@gmail.com

Your ref: 3/2016/0880

Date: 7<sup>th</sup> October 2016

FAO R Halliwell

Dear Mr Macholc,

**Planning Application 3/2016/0880: Prior notification of proposed change of use from barn to dwelling house and associated operational development; Barn at Kiln Lane, Paythorne BB7 4JD.**

The above application is for the same site considered as application 02/0047 and 15/0784. In both case it was noted that the early plan shows a substantial building to the north of the barn building, suggesting that this is perhaps the relic of a farmstead, the remainder of which has been demolished, perhaps in response to changing landholding patterns and farming economics and is therefore considered as being of historical interest. The proposed conversion will have a significant impact on the historic character and appearance of the barn, and may result in the loss of some historic fabric.

Should the Local Planning Authority be minded to grant planning permission to this or any other scheme we would make the same recommendation as before, that an archaeological record of the barn be made prior to conversion works commencing. We would recommend that an appropriate planning condition be attached to any planning permission which may be granted. 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 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 site.

**Note:** The programme of works should include the creation of a formal record of the building to level 2-3 as set out in "*Recording Historic Buildings*" (Historic England 2016). This work shall be carried out by an appropriately qualified and

experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA, see [www.archaeologists.net](http://www.archaeologists.net)).

It is hoped that the above is self-explanatory, but please do not hesitate to contact us should you wish to discuss the matter further.

Yours sincerely

*Peter Iles*