



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: 3/2016/1027

Date: 10th November 2016

FAO A Birkett

Dear Mr Macholc,

Planning Application 3/2016/1027: Demolition of redundant farm buildings, conversion of 2 barns to 3 dwellings, including construction of new garages and carports; Fish House Farm, Fish House Lane, Chipping PR3 2GQ

The above planning application is for the demolition of the more recent buildings on an extant farmstead site, and the conversion of two traditional buildings into three dwellings. This farmstead is shown and named on the OS 1:10,560 mapping of 1847 (sheet Lancashire 46, surveyed 1844) where it is shown as a single row of buildings next to the road. By the time of the OS 1:2,500 map of 1893 (sheet Lancashire 46.05, surveyed 1890-1) however, these extant buildings seem to have been cleared and the present house and traditional buildings constructed on their site. It is just possible that the barn to the west (Barn A) was a portion of the earlier buildings or retains some of the older stonework but it seems more probable that it too was also completely rebuilt between 1847 and 1893.

The proposed conversion works leave the exteriors of the barns largely intact, although there is more change proposed to the interiors, particularly of Barn A where new or substantially altered roof trusses are proposed. The major exterior impact is the insertion of a new 'cart door' into the southern face of Barn B and the lesser intervention of a new window in one of the gables of Barn A. Given the relatively late date and thus the limited significance of these buildings, these changes do not appear to be unacceptable.

We would, however, recommend that both barns to be converted are recorded photographically prior to and works commencing. This work should be required by a planning condition on any consent 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 building recording. 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 photographic record of the two traditional barns to be converted. This should be undertaken to the guidelines and standards set out in "*Recording Historic Buildings*" (Historic England 2016). This work shall be carried out by an appropriately qualified and experienced professional building recording to the standards and guidance of the Chartered Institute for Archaeologists (CIfA, see 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