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FAO S Kilmartin

Dear Mr Macholc,

Planning Application 3/2016/1135: Demolition of existing cottage and garage/workshop and construction of new dwelling; Deepdale, Crow Park Lane, Gisburn BB7 4HP

The above application includes the demolition of a small stone house or cottage. This building is noted on the Lancashire Historic Environment Record (PRN10157) as probably being the same structure as appears on the OS 1:10,560 mapping of 1853 (Sheet Yorkshire 166, surveyed 1849-50). That building appears to be associated with limestone quarries to the northwest and southeast, which are also shown on the 1853 map.

Also on the site and proposed for demolition or alteration are a timber garage/workshop and another dwelling (referred to as 'a derelict timber-framed bungalow' in the DAS). These are of relatively recent origin and not thought to be of any historical significance.

We have no further information on the site, and must assume that the stone building is an example of a modest rural worker's house, although as a possible quarry-worker's residence it has potential for more elaborate or better-finished masonry than usual. There is no Heritage Statement with the application and the Design and Access Statement would suggest that it would be unsuitable for conversion into a property of the kind which is proposed as its replacement.

We would not object in principal to its demolition, but would want this to be appropriately justified and the building to have been inspected by a planner or conservation officer prior to a planning decision being made. Unless it is shown that the building has been replaced by a modern structure, a record of the building should be made prior to its demolition. This may be required by planning condition and 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*" (Historic England 2016). 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*".

Yours sincerely

Peter Iles