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Email: Lancashire.Archaeology@Gmail.Com
Your ref: 3/2017/0012
Date: 7th February 2017

Dear Mr Macholc,

**Planning Application 3/2017/0012: Higher Boyce Farm, Stoneygate Lane,
Ribchester PR3 3YN; Conversion of agricultural building into two dwellings.
Resubmission of planning application 3/2016/0177**

We wrote to you in 2016 concerning the earlier application and raising no fundamental objections to the work, but recommending that a planning condition requiring formal archaeological building survey was applied to any consent granted. We would repeat those comments and recommendations here:

The building proposed for conversion appears on the OS 1:10,560 mapping of 1847 (sheet Lancashire 54, surveyed 1844) and had been extended by 1893 (OS 1:2,500 sheet Lancashire 54.10, surveyed 1892). As such it is considered of some heritage significance as it will retain information relating to earlier farming practices and uses. We would note that there appear to be a large number of new openings proposed in the historic fabric as part of the development and would suggest that consideration be given to reducing these in number and/or size, so as to reduce the impact on the significance of the building.

We would also recommend that a formal record be made of the building prior to conversion works and the following planning condition 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 programme of recording should comprise a level 2-3 building survey as set out in Historic England's 2016 "*Understanding Historic Buildings ...*". It should be undertaken by an appropriately experienced and qualified historic buildings specialist.

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. If you need any further information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely

Peter Iles