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Your ref: 3/2017/0607

Date: 16th August 2017

FAO R Major

Dear Mr Macholc,

Planning Application 3/2017/0607: Conversion of the former Punch Bowl Inn (Grade II listed building) into 5 Holiday Lets and Café, including demolition and extensions. New pitch holiday lodge park with 15 No units within curtilage; Former Punch Bowl Inn, Longridge Road, Hurst Green BB7 9QW

We have looked at details of the above planning application on the Council's web site and note that they appear almost identical to the documentation which accompanied applications 3/2017/0294 and 0295 (withdrawn), which were themselves a revision of the earlier applications 3/2016/0056 and 0057 (refused).

Comments were supplied by LAAS on applications 2017/0294 and 0295, and by the former County Archaeology Service on applications 2016/0056 and 0057.

The comments made previously do not appear to have been addressed and the same issues of missing information occur within this new application. Areas of concern include:

- (i) The loss of the rear barrel vaulted cellar (unless this can be shown to be modern);
- (ii) The loss of much of the rear wall of the right-hand former barn section and partial demolition of the outshut under the catslide roof;
- (iii) The loss of the rear stair in the former cottages and the subsequent changes to the circulation pattern; and
- (iv) The works required to eradicate and repair the dry rot and other damage that has occurred to the building.

A copy of the earlier LAAS letter, which expands on the above, is attached for information.

We would again recommend that further information is obtained from the applicants before the application is determined. This should include a more thorough assessment of the elements of the building to be altered or repaired and the impact of the proposals upon them. Further details of the rot and other damage to the building and the extent of repair works to the historic fabric required should also be provided.

If the above information can be obtained and the Council's Conservation advisor is satisfied with the proposals, we would recommend that a formal record of the building is compiled prior to any development work starting on site. The following wording for an appropriate planning condition is suggested:

Condition: No development, site clearance, preparation, strip-out or demolition shall commence 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 recording and analysis should comprise the creation of a record of the building to Level 2 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken 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).

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