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FAO R Major

Dear Mr Macholc,

**Planning Application 3/2017/0489: Proposed conversion of barns to two new dwellings; Lyme House Farm, Chipping Road, Thornley with Wheatley PR3 2TE**

The proposals are for the conversion of a small complex of stone-built agricultural buildings to two dwellings (and an office). The site is shown on the OS 1:10,560 mapping of 1847 (OS 1:10,560 sheet Lancashire 46, surveyed 1844) and the 1893 OS 1:2,500 sheet (Lancashire 46.13, surveyed 1891) which shows that the south-eastern elements are the earliest, with extensions being added in the later 19<sup>th</sup> and 20<sup>th</sup> centuries to form the extant complex. The barn is therefore considered to be of some historical interest, showing the development of and response to changing agricultural practices and economics over time.

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's '*An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy*' has indicated that "*there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording*" (p. 140) so that "*a regional database of farm buildings can be derived and variations across the region examined.*" (ibid.)

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, we would recommend that a record of the building be made prior to conversion and that such work is secured by means of the following condition:

**Condition:** No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building 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 buildings/site.

**Note:** The programme of works should comprise the creation of a record of the building to Level 2-3 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 contractor to the standards and guidance of the Chartered Institute for Archaeologists ([www.archaeologists.net](http://www.archaeologists.net)).

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.

Yours sincerely

*Peter Iles*