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FAO A Birkett

Dear Mr Macholc,

Planning Applications 3/2017/0742: Demolish existing farmhouse and rebuild. Change of use of agricultural barn to two dwellings. Change of use of mono-pitch farm building to a garage for the barn conversion. Demolish four farm buildings. Dismantle and rebuild one timber-framed agricultural building in new location on the site. Reorientation of one steel-framed agricultural building. Startifants Farm, Longridge Road, Chipping PR3 2QB

This application seeks to make considerable changes to this farmstead, but of the elements proposed those with heritage impacts appear to be (i) the demolition of (and replacement of) the extant farmhouse; and (ii) the change of use of a traditionally-built barn to two dwellings.

The application does not come with a Heritage Statement, but the Design and Access Statement (J Hadfield Engineering Surveying, nd) includes an introduction to the site stating that the steading originated in the early 17th century and that the farmhouse is dated 'T.H. 1820'. It is notable that this report includes both a map extract and an aerial photograph reproduced from the LCC MARIO website, both of which have the annotation '*...it must not be used for commercial/business purposes or planning applications*'. You may wish to consider if the document should be withdrawn and a replacement requested from the applicants, which omits these or includes illustrations which do not breach copyright and OS licence conditions.

The Lancashire Historic Environment Record cannot substantiate the 17th century or the 1820 dates noted above, but the Victoria County History notes in its section on Chipping that "*Of the minor families but little can be stated. The earlier surnames include ... Startevant or Sturtevant*" and "*Robert Startevant of Chipping in 1304–5 claimed various lands in the township as son of Robert son of Bimme the White, averring that his father had died during a pilgrimage to the Holy Land*". It also notes the landowners Thomas Sturtivant in 1543, Roger Stutivant in 1597 and John Sturtivant in 1626. (Farrer and Brownbill, 1912 Vol 7 pp.26-32). A Richard and Roger Startevant are also named in the

16th century in its entry for Mitton (*Op. Cit.* pp.1-20). The farmstead is shown on the OS 1:10,560 mapping of 1846 (sheet Lancashire 46, surveyed 1844) and later maps. It cannot be reliably identified on William Yates' map of 1786 but does appear to be marked on Greenwood's map of 1818, suggesting that the 1820 date above is that of a rebuild or alteration.

Given this history, it would seem appropriate to require that a formal heritage statement be produced and submitted as part of the application, prior to its determination. This should assess the significance of the farmhouse and barn and the impact of the proposals upon this as described in NPPF section 128. Without such an assessment it is not possible for an informed decision to be made concerning the balance of harm or loss of significance with regard to the benefits of the development (NPPF 135).

If you do not agree with this advice and are minded to grant consent to the application, we would be grateful to be informed so that we can make recommendations regarding an appropriate planning condition to mitigate the heritage impacts of the scheme.

Yours sincerely

Peter Iles