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Your ref: 3/2017/1142

Date: 18th December 2017

FAO S Kilmartin

Dear Mr Macholc,

Planning Application 3/2017/1142: Notification for prior approval for a proposed change of use of agricultural building to dwelling and associated operational development (Class Q (a)). Slated Laithe, Paa Lane, Paythorne BB7 4JD

The above application is for the conversion of an existing barn into a dwelling. The site is noted on the Lancashire Historic Environment Record as PRN40201, and is shown on the OS 1:10,560 mapping of 1853 (sheet Yorkshire 166). Whilst the name might suggest a laithe-house, i.e. a building which included both domestic and agricultural space under a single roof, the photographs of the site provided with the structural survey do not suggest that this was the case. What they do show, however, is that the roof trusses are of earlier rather than later form and could suggest an 18th century or earlier origin. We note that it is proposed to remove the existing roof structure as part of the conversion works, including the trusses. Whilst we would have no problem with the removal of the existing corrugated roofing, the trusses are part of the historic character of the building and we would recommend that they are retained in situ if at all possible. This may entail a change in design of the development.

We would also recommend that any approval granted to this application should be conditioned on the provision of a historic building record. The following condition is suggested:

Condition: No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological recording, analysis and reporting work. This 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 a checked and corrected architect's drawing), 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. The work must be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists. This archaeological recording shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record before the dwelling hereby approved is first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

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