



John Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 07847 200073

Email: Lancashire.archaeology@gmail.com

Your ref: 3/2017/1223

Date: 16th January 2018

FAO R Major

Dear Mr Macholc,

Planning Application 3/2017/1223: Conversion of an agricultural barn at Cherry Tree Farm to a residential dwelling; Cherry Tree Farm, Chipping Road, Chaigley, Clitheroe BB7 3LX

The above application is for the conversion of an existing barn into a dwelling. As set out in the design and access statement the building is shown on the OS 1:10,560 mapping of 1847 (Sheet Lancashire 46, surveyed 1844) as part of a linear row of building, being to the southeast of the farmhouse. The single-storey rear wing first appears on the 1895 1:2,500 sheet (Sheet Lancashire 46.10, surveyed 1891). The photographs in the planning documents and Google Streetview would suggest that this is a typical early 19th century building, although as noted in the design and access statement the mid-later 19th century extension is located in a slightly unusual way.

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 development, site clearance or preparation 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. 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.

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

Note: Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>.

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