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Your ref: 3/2018/0005

Date: 13th February 2018

FAO R Major

Dear Mr Macholc,

Planning Application 3/2018/0005: Conversion of barn 1 to a dwelling; construction of new garage; conversion of barn 2 to four dwellings and construction of parking spaces. Fooden Old Hall Farm, Fooden Lane, Bolton by Bowland BB7 4LS

Despite being associated with Listed Gd II and Gd II* farmhouses, the above application is not accompanied by a Heritage Statement and by only outline Design and Access Statements. The council may wish to consider if better documentation should have been supplied and if sufficient information is available for an informed planning decision to be reached (NPPF sections 128 and 132-4). You may also wish to consider if a Listed Building application is required, given the proximity of barn 2 to the Gd II* Fooden Hall and the probability that this structure is 'curtilage Listed'.

Fooden is marked on the OS 1:10560 mapping of 1853 (sheet Yorkshire 166, surveyed 1849-50), and both listed farmhouses and both barns can be identified on that mapping. Also visible on that mapping is the barn which has already been converted and is now known as 'Otters Well Barn'. That building was subject to a rapid survey prior to its conversion and was suggested to be of 18th century date, albeit with a number of extensions and alterations of more recent date (O'Flaherty 2004 *Historic Building Record: The Barn at Fooden Farm, Bolton by Bowland, Lancashire*). Comparison of that survey with the limited information available with the planning application would suggest that both of the barns subject to the present application are later in date than the converted building, but significantly earlier than the 1850 date suggested in the accompanying statements by John Warton (December 2017). It is also apparent that the buildings are of some architectural quality and have been subject to a number of alterations and extensions since their construction. We have some concerns about the number of proposed new openings and the 'domestication' of the north west face of barn 2 towards Fooden Lane and Fooden Farm, and would recommend that the borough's conservation officer is consulted regarding these matters and the impact of the changes upon the setting of the two listed buildings.

If these details can be agreed and any requirement for further information satisfied, we would not object to the proposals but would recommend that the buildings are carefully recorded prior to any works commencing. The following planning condition wording is suggested:

Condition: No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. 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. This should comprise the creation of a level 3 record of both barns as set out in 'Understanding Historic Buildings' (Historic England 2016). It should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).

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

Note: Copies of the CIfA standards and a list of potential contractors can be obtained from the CIfA web site at 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