



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: 3/2018/0523

Date: 13th February 2018

FAO R Major

Dear Mr Macholc,

**Planning Application 3/2018/0523: Conversion of barn 1 to a single dwelling;
resubmission of application 3/2018/0005. Fooden Old Hall Farm, Fooden Lane,
Bolton by Bowland BB7 4LS**

Fooden is marked on the OS 1:10560 mapping of 1853 (sheet Yorkshire 166, surveyed 1849-50), and both listed farmhouses there and the barn which this application applies to 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 information available with the planning application would suggest that the barn subject to the present application is later in date than the converted building and is of some architectural quality.

We would not raise an objection to the conversion of the barn as proposed, but would recommend that it was fully recorded prior to the conversion work being undertaken. 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 2-3 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 ClfA standards and a list of potential contractors can be obtained from the ClfA web site at www.archaeologists.net. Further potential contractors can be found on the directory at www.bajr.org.uk.

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