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Your ref: 3/2018/0742

Date: 11th September 2018

FAO A Dowd

Dear Mr Macholc,

Planning Application 3/2018/0742: Application for prior notification of proposed demolition of Susie Cottage to facilitate the construction of a new dwelling. Susie Cottage, Rimington Lane, Rimington BB7 4DT

Thank you for your consultation on the above application. We responded in July to an earlier application (3/2018/0395) with a fairly detailed assessment of the heritage value of the extant cottage, using information available on the Lancashire Historic Environment record as well as material submitted by the applicant. We concluded that the building was of sufficient importance to be considered as a heritage asset and that the impact of the proposed development was sufficient to merit the creation of a formal record of the cottage prior to the development proceeding.

This new application proposes the complete demolition of the building. We would recommend that the council respond that the demolition does indeed require consent and that a full building record, to level 3 as set out in "*Understanding Historic Buildings*" (Historic England 2016) will need to be submitted prior to any demolition taking place. The recording should be carried out by an experienced and qualified professional contractor, to the standards and guidance of the Chartered Institute for Archaeologists.

Lists of suitable contractors are available on the following websites:

Chartered Institute for Archaeologists (CIFA) <http://www.archaeologists.net/>
British Archaeological Jobs and Resources (BAJR) <http://www.bajr.org/>

This is in accordance with National Planning Policy Framework (MoHCLG 2018) paragraph 199: "*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. If you need any further information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely

Peter Iles