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Your ref: 3/2018/0750

Date: 26th September 2018

FAO R Major

Dear Mr Macholc,

Planning Application 3/2018/0750: Change of use of redundant barn to form one unit of residential accommodation, Twitter Bridge Farm Barn, Twitter Bridge Farm, Twitter Lane, Waddington. BB7 3LG

The above planning application is for the conversion of a building which appears to occupy the site of a structure noted recorded from at least the mid-19th century by the Ordnance Survey 1:10,560 map series.

The Heritage Statement and map evidence suggest that the building which is the subject of this application is not the original structure but was probably built in the latter years of the 19th or early years of the 20th Centuries, most likely in response to changes in the organisation of the farming landscape created by changes in the rural and agricultural economy.

The building is therefore of some historical interest, representing a structure that can be dated to a reasonably narrow timeframe and perhaps containing elements of the earlier building re-used or recycled in the present structure (door surrounds and window dressings particularly appear to be of types that are found in earlier farm buildings).

We would have no objection to the proposed conversion works which will preserve as an historic landscape feature this building. The conversion to a dwelling will, however, remove any internal evidence for the building's agricultural use and it is considered appropriate for a record of the building to be made in advance of any works commencing. As such we would recommend a level 2-3 survey as set out in '*Understanding Historic Buildings*' (Historic England 2016) is required by planning condition. The following wording is suggested:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological 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. The programme of works should include 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 shall be carried out by an appropriately qualified and experienced professional historic building survey contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA, see www.archaeologists.net).

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

Note: A list of potential contractors may be found on the CIfA web site: www.archaeologists.net/RO or the directory on the BAJR web pages: <http://www.bajr.org/WhoseWho/>

This is in accordance with National Planning Policy Framework 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.

Yours sincerely

Peter Iles