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FAO A Birkett

Dear Mr Macholc,

**Planning Application 3/2019/0049 and 0050: Change of use from public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension. Construction of new, two-storey, three-car garage with business storage above. Construction of three new two-storey holiday lets. Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR**

Grindleton village is noted in the Domesday Survey and its name is thought to derive from the Old English "*Farm on (or by) the gravelly stream*". Its plan is a typical medieval one: a main street with plots running off it at right-angles and a back lane. The southeast end of the village is 'book-ended' by the Duke of York Hotel and whilst the extant building appears to be of early 19<sup>th</sup> century date, the site is likely to be much older.

The applications come with a Heritage Assessment (Garry Miller, January 2019) and a Listed Building Statement (Judith Douglas Town Planning, January 2019), both of which suggest that the impact of the proposed works on the significance of the building and its setting are fairly low and are justified in the interests of bring the building back into use. Contrariwise, the comments by the Conservation Officer (Adrian Dowd, email of 24<sup>th</sup> January 2019) suggest that the scheme would have significant impacts on the special historic and architectural character of the building, as well as impacts on its setting and the character and appearance of the Grindleton Conservation Area.

We would agree that there are significant impacts from the proposals as set out, but on balance would probably not object to the changes to the building itself but would recommend that it be recorded. The new build elements do appear to have more of an impact than suggested in the application on this 'gateway' site and we would defer to Mr Dowd's judgement as to whether the development as a whole is acceptable.

We would note, however, that the potential impact of the works on buried archaeological remains has not been considered. Whilst it is unlikely that remains of national

importance will be impacted, it is possible that features relating to the earlier occupation of the site (including buried remains of earlier buildings and rubbish pits) will be present. As such a formal archaeological watching brief would appear to be appropriate during any ground disturbance.

We would therefore recommend that (i) the extant historic building is fully recorded prior to the conversion work being undertaken and (ii) a watching brief is held during any ground works associated with the development. 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 programme of works should comprise:

- (i) The creation of a level 2-3 record of the inn as set out in '*Understanding Historic Buildings*' (Historic England 2016); and
- (ii) The holding of a formal archaeological watching brief on all ground disturbance associated with the new construction.

These works 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). The development shall be carried out in accordance with the agreed details.

**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](http://www.archaeologists.net). Further potential contractors can be found on the directory at [www.bajr.org.uk](http://www.bajr.org.uk).

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.*"

Yours sincerely

*Peter Iles*