



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: 3/2019/0066

Date: 11th February, 2019

FAO Mr A. Dowd

Dear Mr Macholc,

Planning Application 3/2019/0066: Listed Building Application for installation of 4no. new roof lights, internal works including removal of building fabric, insertion of new partitions and internal reorganisation. Wiswell Eaves House, Pendleton Road, Wiswell BB7 9BZ

I note the contents of the above application which is a resubmission of an earlier one (3/2018/0826) on which we have commented and is accompanied by an associated full application 3/2019/0065 (previous submission 3/2018/0825). Our comments on the resubmission are essentially the same as before.

The above planning application is for works to a building with a datestone of 1766, but which was probably built significantly earlier and altered at the date above. It is Listed at grade II and included in the Lancashire Historic Environment Record as PRN6140. The application is accompanied by a Heritage Statement by Matthew Fish of Sunderland Peacock Architects and we would generally agree with the assessment of the impact of the scheme on the extant building set out there. It is suggested in the assessment that a record of the building 'as existing' is undertaken prior to the development commencing, and we would agree that this is appropriate. There is no assessment of the impact of the proposals on buried archaeology, but we consider that these are likely to be minor and not to merit any additional archaeological mitigation.

As such we would recommend a photographic 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 photographic record of the building as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a brief description of the building and a full photographic coverage, inside and out, accompanied by a plan or plans indicating the location and orientation of the photography. 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: The booklet '*Understanding Historic Buildings*' (Historic England 2016) is available for download on the web at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>. 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