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FAO A Birkett

Dear Mr Macholc,

**Planning Application 3/2019/0140: Conversion of barn to dwelling. Greenbanks Barn, Grindleton Road, Grindleton BB7 4QJ**

The above application is for the conversion of a barn and attached open-fronted agricultural shed at Greenbanks to a dwelling. These buildings appear on the OS 1:10,560 mapping of 1850 (sheet Yorkshire 182, surveyed 1847) and their plan at this date appears similar if not identical to the present day. The statement provided with the application (J R Wharton April 2018) states that the barn dates from 1817 (although the source is not given). The accompanying plans and bat survey (EED, May 2018) might suggest a slightly earlier origin, due to the presence of eaves coping and finials to the roofs and the presence of a king-post truss of apparently hand-cut timber and curved braces (possibly 17<sup>th</sup> but more probably 18<sup>th</sup> century). Other parts of the roof, however, appear of more conventional 19<sup>th</sup> century origin and there is evidence of re-roofing at some point and other more modern interventions. It is possible that the western part of the barn, with the older truss, is of earlier origin and the eastern end is a later addition (perhaps of 1817).

The application is not accompanied by a formal Heritage Assessment, although a brief description is provided in the accompanying statement (above). We would not object to the proposed conversion works, but would recommend that a formal record is made of the buildings prior any works commencing. This record should be to level 2-3 as set out in *Understanding Historic Buildings* (Historic England 2016). The following condition wording is suggested:

**Condition:** No development, clearance/demolition or site preparation works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording to level 2-3 as set out in "*Understanding Historic Buildings*" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for

Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

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

**Note:** The standards and guidance of the Chartered Institute for Archaeologists and their lists of potential contractors can be found on their web site at [www.archaeologists.net](http://www.archaeologists.net). Historic England 2016 "*Understanding Historic Buildings*" is available on the Historic England web pages.

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 advice above has not benefitted from a site visit.

Yours sincerely

*Peter Iles*