

John Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 01772 531343/531378

Email: Archaeology@lancashire.gov.uk

Your ref: 3/2019/0470

Our ref:

Date: 5th July 2019

FAO A Dowd

Dear Mr Macholc,

Application 3/2019/0470: Remove unsafe roof and replace with new truss and slate roof Remove defective render to assess the quality of stonework beneath. If good quality stonework to be cleaned and kept. If not suitable rendered areas will be renewed with K render.

Former Punchbowl Inn, Longridge Road, Hurst Green BB7 9QW

The Lancashire Archaeological Advisory Service has commented on several previous applications for this building.

The current application proposes less significant works in terms of immediate impact of the fabric of the historic building but removal of render and the erection of scaffolding to allow safe working on the roof should provide opportunity to create a record of the fabric of the building as recommended in responses to previous applications, the Heritage Statement accompanying those indicating that areas of the buildings are unsafe to access in their current condition.

Consequently should these current proposals be granted consent we would recommend that a record of the building be required to be made as part of the works and the detailed methodology of this should be agreed in writing with the Local Planning Authority prior to the works commencing as this may need to be the first phase of a staged programme of recording of the building as the currently dangerous sections are rendered safe to access. The following wording for a condition is suggested:

Condition: No development, preparation, stripping or demolition works which impact the extant barn shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. 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 comprise 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, drawn plans, elevations and at least one section (which drawings may be derived from checked architect's drawings), and a full photographic coverage, inside and out. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record within a timescale to be agreed as part of the programme of works

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

Notes: Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org>. 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

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.

Yours sincerely

Peter McCrone

Planning Officer (Archaeology)