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Your ref: 3/2019/1036

Our ref: ASM/JMH/PMcC

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FAO R Bowers

Dear Mr Macholc

Application 3/19/1036. Betty Barn, Slaidburn Road, Waddington BB7 3JQ. Re-use of barn as dwelling, related infrastructure including drainage and new access with closing of existing vehicular access, landscaping including a copse of trees.

A building named as "Betty Barn" appears on the Ordnance Survey First edition 1:10560 maps, surveyed in 1847 (Yorkshire, sheet 182, published in 1850). There appears to be an odd discrepancy between the Ordnance Survey Maps and the Tithe Apportionment Map of the parish, dated 1851, as the barn does not appear on the supposedly later map although this may be down to the area on which it stood not being subject to tithes (various areas across the country were exempt from tithe payments for a number of reasons) meaning there was no need to survey it in detail.

The current building appears to be somewhat smaller than the footprint shown on the 1st edition O.S. and there was details visible in the photographs accompanying the documentation that suggest that, although a small and relatively humble building, it has undergone several alterations during its lifetime – the building may originally be as early as the later part of the 18th century. As well as the outline of a possible gable wall at one end of the southern elevation (the rear of the building as it stands now) there are variations in the roof timbers that may indicate alterations, including an unusual asymmetric truss, in addition to the possible size difference between maps although this may be a feature of cartography.

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's '*An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy*' has indicated that "*there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording*" (p. 140) so that "*a regional database of farm buildings can be derived and variations across the region examined.*" (ibid.)

The barn should be considered to be of some local significance as examples of the vernacular building of the period, perhaps originating as a small "outbarn" for the farm close by to the east (named as "Bailey's" rather than the present Chancery Farm on the early maps).

I therefore advise that a historic building record of the barn should be made, prior to any conversion works commencing, secured by means of a planning condition. The following condition wording is suggested:

Condition: No development, site clearance/preparation, or demolition shall take place on the site until the applicant or their agent or successors in title has secured the implementation of a programme of building recording and analysis. 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.

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

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). The record 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). A full photographic coverage, inside and out should also be provided. The record should be informed by a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA).

Relevant archaeological standards and lists of potential contractors can be found on the CIfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. "*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 2019) 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*".

If you need any further information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely

Peter McCrone

Planning Officer (Archaeology)