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Your ref: 3/2020/0308

Our ref: 3_2020_0308-LCC

Date: 30th September 2020

FAO A Dowd

Dear Mr Macholc

Planning Application 3/2020/0308: Repairs to south-western outshut roof to remove existing roof covering; replace rotten timber trusses with equivalents; re-covering roof with breathable membrane; fitting new softwood battens and re-roofing with set-aside roof slates.
Hall Barns Farm, Knowles Brow, Hurst Green BB7 9PT

Thank you for your consultation on the above application. The proposed re-roofing of the barn outshut should enable it to continue in productive use and is thus to be encouraged. It would appear from the Heritage Statement (FAS, April 2020) that the trusses to the outshut are original to the (probably) 18th century barn, in contrast to the trusses in the main section which appear to be 19th century replacements. They are briefly described therein, with pegged joints and the lower edges of the tie beams chamfered and stopped. Surviving purlins are also noted as being chamfered on their lower corners.

A problem with application is in the description of the proposed works. In the application itself a major element is "... *replace rotten timber trusses with equivalents* ...", whereas the schedule of works from Carter Jonas (June 2020) only mentions fitting new common rafters and battens. Neither of these mention replacement purlins, although the photographs in the Heritage Statement shows that they are missing in at least a portion of the outshut and that at least one truss appears to have been removed (an empty corbel appears in Plate 29). It may of course be that the purlins and the truss have merely been taken down and stored, along with the slates. It may also be necessary for the wall plate to be repaired or replaced. The full scope of the work needs to be established and set out clearly in one document for formal approval. We would have no objection to the replacement of such wooden items as are strictly necessary, although as much of the originals should be retained as is practicable and an appropriate condition assessment justifying the work also needs to be supplied.

We would recommend that a formal photographic record of the outshut roof, including any removed trusses and purlins as are still on site, is made prior to the repair works commencing. Copies of that record should be deposited in the Lancashire Archives and

the Lancashire Historic Environment Record. This work can be required by a planning condition, the following wording is suggested:

Condition: No development, site clearance/preparation, or demolitions 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. The programme of works should comprise the creation of a photographic record of the outshut roof as set out in 'Understanding Historic Buildings' (Historic England 2016). As well as a full photographic coverage, inside and out the record should include a copy of the heritage statement and planning application drawings. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A copy of the report and the photographs shall be placed in the Lancashire Archives and a digital copy in the Lancashire Historic Environment Record.

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

Note: 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/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*".

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team