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Your ref: 3/2020/0383

Our ref: 3_2020_0383-LCC

Date: 22nd July 2020

FAO A Birkett

Dear Mr Macholc

**Planning Application 3/2020/0383: Conversion of barn to one dwelling.
Brockthorn, Wigglesworth Road, Slaidburn BD23 4SX**

The barn proposed for conversion appears on the OS 1:10,560 map of 1850 (sheet Yorkshire 148, surveyed 1847) as well as later maps, and the plans and elevations supplied would suggest that it is not of much earlier origin. Looking at the building on Google Street View (images dated April 2009) tends to confirm that but also shows that a number of the openings on the north elevation have been constructed since that time, confirmed by the drawing 'as existing' accompanying application 3/2010/0693 for the conversion of the same building. The new openings do not, however, appear to correspond to those set out in the drawing 'as proposed' with that application and may not in fact be associated with that consent. It is also notable that the consent was accompanied by a condition (no. 19) requiring a building record to be created according to a scheme of works agreed prior to construction being started. We are not aware that such a scheme was agreed or a building record made – a copy of an appropriate record has not been lodged with the Lancashire Historic Environment Record. You or your enforcement officer may be able to help establish when and why the openings were constructed and, if they are associated with the earlier application, why the building record does not seem to have been created.

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.)

We would not object to the present proposal for conversion but would again recommend that a formal record of the building is created, if one was not produced as part of the previous works or a copy cannot be traced. The following wording is suggested, but the

applicant should be reminded that the recording needs to be implemented prior to any further works being undertaken:

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 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, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include 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 (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

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