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Your ref: 3/2020/0526

Our ref: 3_2020_0526-LCC

Date: 22nd August 2020

FAO L Eastwood

Dear Mr Macholc,

Planning Application 3/2020/0526: Proposed change of use of a group of traditional agricultural buildings to rural activity centre with bedroom accommodation.

Sandal Holme Barn, off Clitheroe Road, Bashall Eaves BB7 3DD

The above application is for a change of use of a substantial stone-built barn and associated outbuildings. The barn and attached house are shown on the OS 1:10,560 mapping of 1850 (sheet Yorkshire 1818, surveyed 1847) and probably formed a small farmstead here on the north side of the River Hodder. The photographs in the accompanying Bat and Barn Owl Survey show a substantial and well-built stone structure with distinctively-dressed quoins and door surrounds. Internally the main roof is supported by queen-post roof trusses, apparently of sawn timbers. This would suggest that the building is of earlier 19th century origin. The plan form would suggest that it was a combination barn, with the three doorways in the gable end indicating it is of the 'Lancashire' type. Its heritage significance would appear to be worthy of consideration as part of the planning process, making the site an undesignated heritage asset.

The associated Dutch barn and linear outbuilding are of much later date and are not considered to be significant.

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.)

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, we would recommend that a record of the stone

barn be made prior to conversion and that such work is secured by means of the following condition:

Condition: No alterations, site clearance/preparation, or demolitions shall take place to the stone barn 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 building 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