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Your ref: 3/2020/0763

Our ref: 3_2020_0763-LCC

Date: 15th January 2021

FAO A Dowd

Dear Mr Macholc

Application 3/2020/0763: Application for listed building consent to undertake structural and damp repair works to the building, insertion of replacement windows (like for like), replacement of roof coverings and the erection of new rainwater goods.
20-22 Talbot Street, Chipping PR3 2QE

Thank you for your consultation on the above application. This is a particularly important building, as indicated by its designation as Grade II* Listed. The most significant work from our point of view is the reconstruction of the first floor above the lounge/living room. It has been well-justified however and we would not object to the works. It would seem appropriate, however, for a record of the present floor structure to be made, and it is suggested that this is done photographically at stages before and during the works.

It may also be worth considering if the timbers to be removed will be suitable for dating by means of dendrochronology. If this can be done with reasonable accuracy (which depends upon a number of factors, including the survival of the at least the heartwood/sapwood boundary) then it may provide further information about the house. For example is the datestone on the front of the building actually when it was built? – such stones are not always a good indication of construction date and may instead give the date of alterations, a change of ownership or an important event such as inheritance or marriage. We have alerted a member of the Historic England scientific dating team to the application and they may contact you directly about this.

If you also consider that a record of the floor structure is justified, then this can be required by a suitable planning condition. The following wording is suggested:

Condition: No works to the application building, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of photographic recording as set out in "*Understanding Historic Buildings*" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the

Chartered Institute for Archaeologists and 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.

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*".

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team