

**John Macholc**  
**Head of Planning Services**  
**Ribble Valley Borough Council**  
**Council Offices**  
**Church Walk**  
**CLITHEROE**  
**BB7 2RA**

Phone: 01772 531343

Email: [Archaeology@lancashire.gov.uk](mailto:Archaeology@lancashire.gov.uk)

Your ref: 3/2020/0763

Our ref: 3\_2020\_0763-LCC2

Date: 9<sup>th</sup> April 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 revised scheme and amended plan for the above application. This is a particularly important building, as indicated by its designation as Grade II\* Listed and detailed comments on the scheme have been provided by both Historic England and SPAB. We would defer to the expertise of these bodies and your conservation officer 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.

Given that no timbers are to be removed and replaced in the amended scheme, the opportunity for dating by means of dendrochronology has been significantly reduced and it may no longer be appropriate. If it is considered that this should still be pursued, then further advice may be available from the Historic England scientific dating team.

If you 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