

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

Phone: 01772 531378

Email: Archaeology@lancashire.gov.uk

Your ref: 21/0038

Our ref: ASM/JMH/PMcC

Date: 26th April, 2020

FAO Adrian Dowd

Dear Mr Macholc,

Planning Application No: 3/2021/0039

Proposal: Replacement timber windows, proposed internal works and refurbishments.

Location: Back o'Thorn 25 Brookside Downham BB7 4BP

Thank you for your consultations. The proposals will have a significant impact on the character of the historic building and the work may reveal details of the original building which are concealed by, for example, wall plaster, some of these changes being hinted at in the Heritage Statement. Experience has shown that the stripping of plaster internally will often reveal details that were not apparent for example.

Consequently, should the Local Planning Authority be minded to grant planning permission to this scheme, the Historic Environment Team would advise that a record of the building be made prior to development and that such work is secured by means of the following condition:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological 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.

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

Note: The programme of archaeological recording should comprise the creation of a record of the building to 2-3 as set out in *Understanding Historic Buildings* (Historic England 2016). It should also include a further visit/s to record any features revealed by the stripping out of the building prior to its refurbishment. This work should be carried out by an appropriately qualified and experienced

professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.

Lists of suitable contractors are available on the following websites:

Chartered Institute for Archaeologists (CIFA) <http://www.archaeologists.net/>
British Archaeological Jobs and Resources (BAJR) <http://www.bajr.org/>

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 McCrone

Planning Officer (Archaeology)
Historic Environment Team