

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

Phone: 01772 533361

Email: Douglas.Moir@lancashire.gov.uk

Your ref: 3/2021/0411

Our ref: 3_2021_0411-LCC.DM

Date: 10th June 2021

F.A.O. Adrian Dowd

Dear Mr Macholc,

Planning Application: 3/2021/0411

Conversion and extension of existing outbuildings to create additional residential floorspace. Resubmission of 3/2020/0328.

Black House Farm, Hole House Lane, Slaidburn

Black House Farm is a designated heritage asset, a grade II listed building dating to the early-mid 19th century, recorded on the Lancashire Historic Environment Record, PRN 17878 & DLA 5328. The site was recorded as '*Blakhous*' in a document of 1538, with the T-shaped building shown on the 1st Edition 1:10560 Ordnance Survey, surveyed in 1847, possibly that building, and occupying a much larger footprint than the current mid-19th century listed building that replaced it.

Although the revised plans now require less new-build they retain the potential to encounter below-ground remains of the earlier structure (or structures) on the site, and deposits that might date to the early-mid 16th century.

Our advice therefore remains the same as that made in relation to planning application 3/2020/0328, namely:

should the Local Planning Authority be minded to grant planning permission to this, or any similar, scheme, that any groundworks required for the proposed development are subject to a formal archaeological watching brief and that any surviving buried remains encountered are appropriately examined and recorded. The following planning condition is therefore recommended:

Condition: No works to the application site, 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 archaeological works, 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: The watching brief must be carried out by an appropriately qualified and experienced professional contractor in accordance with the standards and guidance set out by the Chartered Institute for Archaeologists. 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/>.

This is in accordance with National Planning Policy Framework 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

Doug Moir

Planning Officer (Archaeology)
Historic Environment Team