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Your ref: 2021/0469

Our ref: 03/2021/0469/LCCHET

Date: 22<sup>nd</sup> June, 2021

FAO Adrian Dowd

Dear Mr Macholc,

**Application no. 3/2021/0469. Proposed detached garage/stone on land to west of Glebe Barn, The Glebe Barn, Main Street, Gisburn**

The settlement of Gisburn is first record in Domesday Book of 1086 as 'Ghiseburn'. The core of the historic settlement seems to have extended from the churchyard (the church containing 12<sup>th</sup> and 13<sup>th</sup> century works although largely rebuilt in the 16<sup>th</sup> century) westwards to around the area of the auction market site and farther north than the current settlement there being earthworks which may relate to croft and toft plots from the early settlement within the bounds of Gisburne Park.

To the south of the main road the layout appears to be that of a planned settlement and the village layout is likely to have been altered and re-planned when the landscape park around Gisburne House was laid out from the 18<sup>th</sup> century. The vicarage and glebe (land attached to a vicarage for the support of the incumbent) may be part of the re-planning of the village although they may occupy the site of earlier properties fronting onto the main road through the settlement.

The Heritage Statement concentrates on the built environment and specifically states that it has not considered the potential for below ground archaeology, other than from an assessment of historical maps which show the area as garden, and that to assess the potential for archaeological remains on the site a Desk Based Assessment (DBA) would be required.

A full DBA seems to us to be rather disproportionate for the scale and location of the development but there is potential for archaeological remains or deposits to exist on the site, relating to the original extent and later development of the village. We would advise therefore that groundworks for the proposed building be carried out under an archaeological watching brief to ensure that any such remains that may be revealed are recorded. This can be ensured by attaching the following condition to any planning permission which is granted:

**Condition:** No excavation works on the application site, including any required for clearance/demolition or site preparation shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works, to include a formal watching brief to the standards and guidance set out by the Chartered Institute for Archaeologists as an integral part of the groundworks required for the development. This watching brief must be carried out by an appropriately qualified and experienced professional contractor 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 and shall include a contingency plan for the unexpected discovery of significant remains. A copy of a formal report on the works undertaken and their results shall be submitted to the Lancashire Historic Environment Record.

**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/>.

I hope that the above is self-explanatory, but please contact us should you need further information or if this raises any queries

Yours sincerely,

*Peter McCrone*

Planning Officer (Archaeology)  
Historic Environment Team