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Your ref: 3/2021/0670

Our ref: 3_2021_0670-LCC.DM

Date: 13th August 2021

F.A.O. Ben Taylor

Dear Mr Macholc,

Planning Application: 3/2021/0670

**Conversion of existing agricultural storage building to form one new dwelling,
Previous approval 3/2016/0955
Loft Shay Farm Clitheroe Road Ribchester**

The farmstead at Loft Shay Farm is a non-designated heritage asset recorded on the Lancashire Historic Environment Record, PRN 19114. This farmstead is shown on the 1838 Ribchester Tithe Map, as well as the Ordnance Survey 1st Edition 1:10,560 mapping of 1847 (Lancashire Sheet 54, surveyed 1844) and the Ordnance Survey 1st Edition 1:2,500 map of 1893 (Lancashire Sheet 54.06, surveyed 1892), where it is named Loft Shaw.

The current proposals only differ slightly from those for which planning permission was granted in 2017 (3/2016/0955). Consequently, the Historic Environment Team would once again advise the Borough Council of the need for the building to be recorded to Level 2/3 as set out in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016), and for that work to be secured by means of the following planning 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 building recording, analysis and reporting work. 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 site.

Notes: 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>.

The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists, and archived in accordance with the Lancashire Museums Service revised 2020 guidelines on this matter. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record. '*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 2021) paragraph 205: "*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 [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

Yours sincerely

Doug Moir

Planning Officer (Archaeology)
Historic Environment Team