

**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: 3/2021/1293

Our ref: 3\_2021\_1293-LCC

Date: 2<sup>nd</sup> March 2022

FAO A Dowd

Dear Mr Macholc

**Planning Application 3/2021/1293: Amendment and resubmission of 3/2021/0919.  
Amended to replacement single storey extension.  
2 Howcroft Cottage, Stopper Lane, Rimington BB7 4EJ**

Thank you for your consultation on the above application. We do not have an existing entry on the Lancashire Historic Environment Record for the building but can state (as you probably already know) that the building appears on the OS 1:10,560 mapping of 1853 (sheet Yorkshire 183, surveyed 1849) and later maps. The details with the planning application and images from Google Street View would suggest that the building is of late 18<sup>th</sup> or early 19<sup>th</sup> century origin.

It is notable from the maps that Stopper Lane was once much wider than the present metalled roadway, perhaps originally being a drove road of medieval origin, and Howcroft Cottage and its associated gardens appear to have been constructed using part of this wider routeway. This might lead one to suspect that this building was originally a late medieval or early post medieval 'squatter' construction, but these are almost invariably built parallel to the routeway, not at right angles to the road as here. This would tend to suggest a different and later origin and that the building was erected after the road had already contracted.

The historic mapping would also suggest that the extension proposed for replacement was present on the 1894 1:2,500 sheet (Yorkshire 186.6, surveyed 1893), but that it was not present in its current form on the 1849 1:10,560 sheet. Given the late date of the extension and the limited intervention in the original house, we do not consider that any archaeological mitigation is justified and are happy to leave consideration of design factors to Mr Dowd.

Yours sincerely

*Peter Iles*

Planning Officer (Archaeology), Historic Environment Team