

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: 3/2022/0148

Our ref: 3_2022_0148-LCC.DM

Date: 12th May 2022

F.A.O Stephen Kilmartin

Dear Mr Macholc,

Planning Application: 3/2022/0148

**Change of use and extension of the Black Horse Inn to 6 residential dwellings and associated landscaping and parking
Black Horse Inn, Pimlico Road, Clitheroe**

The Historic Environment Team's advice remains the same as that made previously in relation to planning applications 3/2018/0919 & 3/2020/0367, namely that (i) the inn is fully recorded prior to the conversion work being undertaken and (ii) a watching brief is held during any ground works associated with the development, and that, should the Borough Council be minded to grant planning permission to this, or any similar scheme, such work be secured by means of the following planning condition:

Condition: No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. 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. This programme of works should comprise:

- (i) The creation of a level 2-3 record of the inn as set out in '*Understanding Historic Buildings*' (Historic England 2016); and
- (ii) The holding of a formal archaeological watching brief on all ground disturbance associated with the new construction.

These works should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

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

Note: Copies of the ClfA standards and a list of potential contractors can be obtained from the ClfA web site at www.archaeologists.net. Further potential contractors can be found on the directory at www.bajr.org.uk.

This is in accordance with National Planning Policy Framework (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 accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."

Yours sincerely

Doug Moir

Planning Officer (Archaeology)
Historic Environment Team