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Your ref: 3/2022/0883 and 0884

Our ref: 3_2022_0883-0884-LCC

Date: 21st October 2022

Dear Mr Kilmartin,

Applications 3/2022/0883 and 0884:

Application and Listed Building Application for planning permission for change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and B&B accommodation, associated extension and alterations to the building. Construction of three one-bed holiday apartments, managers accommodation, alterations to vehicle access and landscaping. Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR

Grindleton village is noted in the Domesday Survey and its name is thought to derive from the Old English "*Farm on (or by) the gravelly stream*". Its plan is a typical medieval one: a main street with plots running off it at right-angles and a back lane. The southeast end of the village is 'book-ended' by the Duke of York Hotel and whilst the extant building appears to be of early 19th century date, the site is likely to be much older.

The applications come with a Heritage Assessment (Sunderland Peacock 2022) and a Planning Statement (Judith Douglas Town Planning, 2022), both of which suggest that the impact of the proposed works on the significance of the building and its setting are low, can be mitigated and are justified in the interests of bring the building back into use. Contrariwise, the refusal of previous applications for works here would suggest that it is particularly sensitive to alterations and that changes can have significant impacts on the special historic and architectural character of the building, its setting and the character and appearance of the Grindleton Conservation Area.

We would suggest that there are significant impacts from the proposals as set out, but on balance would probably not object to the changes to the building and would recommend that it be recorded prior to any works starting as noted in the Heritage Statement. We would also agree with the recommendation that an architectural watching brief should be held during any opening up works, with any features revealed recorded and reported in an addendum or appendix to the building recording report. We would still, however, defer to Mr Dowd's judgement as to whether the development as a whole is acceptable.

The potential impact of the works, particularly the new build, on buried archaeological remains has been briefly considered in the Heritage Statement. It notes previous comments that it is unlikely that remains of national importance will be impacted but that it is possible that features relating to the earlier occupation of the site (including buried remains of earlier buildings and rubbish pits) will be present. It also suggests (as previously recommended) that a formal archaeological watching brief should be undertaken during any ground disturbance as mitigation of that impact. As expected, we would agree with those conclusions.

We would therefore recommend that (i) the extant historic building is fully recorded prior to the conversion work being undertaken; (ii) that a watching brief is held during opening up and alteration works to the building; and (iii) a watching brief is held during any ground works associated with the development. The following planning condition wording is suggested:

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 watching brief during all opening up and alteration works to any pre-1900 elements of the extant building; and
- (iii) The holding of a formal archaeological watching brief on all ground disturbance associated with the development.

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). A formal report on the works undertaken and the results obtained shall be compiled and submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the buildings consented being first brought into use or at a date otherwise agreed in writing. 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: Relevant archaeological standards and lists of potential contractors can be found on the CIfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. '*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]".

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team