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Your ref: 3/2022/0954

Our ref: 3_2022_0954-LCC

Date: 9th November 2022

Dear Ms Hughes,

**Listed Building Application 3/2022/0954: Listed Building Consent for a proposed single storey extension and new rear entrance canopy.
Waddington New Hall, Edisford Road, Waddington**

Thank you for your consultation on the above application. The application documents include a Heritage Statement (HS, Sunderland Peacock 2022), which contains a brief assessment of the building and its site, which is a reasonable assessment. The HS concludes that there will be some impacts on the building and its setting, as well as the conservation area, but that these are minor. They also suggest that an archaeological watching brief may be appropriate as a mitigation of any impact on buried archaeological remains which may exist, as the site may have been occupied by an earlier house in the 17th century (HS, p.8, p.18).

We would accept that the main impact on the historic fabric of the existing building is to what appears to be an early 19th century extension on the north and east corner of an earlier house. The extension appears to be marked on the OS 1:10,560 map of 1850 (sheet Yorkshire 182, surveyed 1847), which is the earliest map of the settlement we have access to, and may be related to the purchase in 1810 by Robert Walker, although as noted by the HS the scale of the mapping makes such a judgement difficult. The proposed extension will mask views of the ground floor windows on the east side of the main house, but will not physically impact them. There will also be, as noted, an impact of the setting of the house and the conservation area by the roof and upper portions of the extension visible above the roadside wall. The proposed new porch canopy will partially obstruct views of a further mullioned window and a door, but these are on an elevation which does not appear to be directly visible from public land.

Given the above, we would not object to the proposed development and are happy to leave judgement on the acceptability of the setting and townscape issues to the Council. Should the application be given consent we would recommend that conditions be imposed requiring (i) a photographic record of the exterior elevations impacted or partially obscured by the works (i.e. NW corner, S and E elevations); and (ii) an archaeological watching brief during (a) the opening-up of the window to form a new

door, and (b) groundworks required to construct the new extension and canopy. These can be required by planning conditions. The following wording is suggested:

Condition: No works to the application building(s), including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. These works should include:

- (i) A photographic record of the exterior elevations of Waddington New Hall affected by the permitted alterations, including the northwest corner by the canopy and the east elevation and southern facing return by the extension; and
- (ii) An archaeological watching brief during the opening-up of the window to form a new door and all groundworks required for the permitted development.

These works must be carried out by an appropriately qualified and experienced professional contractor and in accordance with the standards and guidance of the Chartered Institute for Archaeologists and the guidance in "*Understanding Historic Buildings*" (Historic England 2016). A formal report on the works undertaken and the results obtained should be submitted to the local planning authority and the Lancashire Historic Environment Record within six months of the permitted development works commencing.

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/>. "*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