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Your ref: 3/2022/0965

Our ref: 3_2022_0965-LCC

Date: 21st April 2023

FAO B Taylor

Dear Ms Hopkins,

Application 3/2022/0965: Conversion and extension of a barn to create one new dwelling including closure of existing access and creation of new access (previously approved under 3/2019/1036).
Betty Barn, Slaidburn Road, Waddington BB7 3JQ

We wrote to you on 11th October 2019 regarding the previous application for conversion of this barn to a dwelling, and a copy of that letter is available on the relevant page of the Council's planning web site. Those comments do not appear to have been incorporated in the delegated report on that application, however this was probably an oversight rather than an indication that the Council disagreed with them.

We would therefore repeat the previous recommendation, that a condition be applied to any consent granted to this (or subsequent) applications, requiring a building record to be compiled prior to the commencement of any alterations to the barn. The following wording for a condition is suggested:

Condition: No alterations or demolitions shall take place on the subject building until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. 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. The programme of works should comprise the creation of a record of the building to Level 2-3 as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which drawings may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists

(www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

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]"*.

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team