

A National Amenity Society

Kathryn Hughes
Planning Case Officer
Ribble Valley Borough Council
By email: planning@ribblevalley.gov.uk

1st February 2023

Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL. Application No. 3/2022/1165

Dear Ms Hughes,

Thank you for consulting the Council for British Archaeology (CBA) on this application. We have assessed the documentation provided and offer the following comments to assist your authority in making a decision.

The CBA note that the existing structures are deteriorated and require a comprehensive scheme of works and adaptive reuse of the agricultural buildings to ensure the site's long-term survival. We therefore support the proposed works in principle.

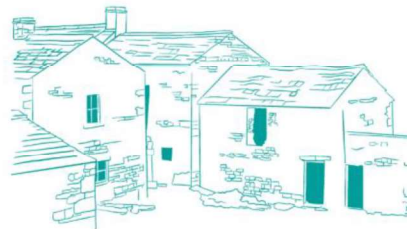
We are also pleased to see that the proposed scheme will retain the principal barn as a single dwelling. This will retain its character and legibility as a former barn. We consider that the proposed plans retain the legibility of the building's original forms and functions. We are also pleased to note that the proposed works will be undertaken with a conservation-led methodology.

We consider that this application meets the requirements of the NPPF paras. 195, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal, and 202, weighing harm to the heritage asset against the need to secure its optimum viable use. We are content to defer to the judgement of your local conservation officer regarding the details of the proposal. Please keep the CBA informed of any developments with this case.

Kind Regards,

Catherine Bell. MA (cons), ACIfA
Listed Buildings Caseworker

Council for British Archaeology



Buildings Archaeology Team

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021**.

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