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Your ref: 3/2023/0054

Our ref:

Date:

Dear Ms Hughes,

Planning Application 3/2023/0054: Conversion of barn to one dwelling and retention of replacement agricultural building. (Part retrospective). Bomber Farm, Skipton Road, Gisburn, Clitheroe BB7 4HP

The above application is accompanied by a Heritage Appraisal (Sunderland Peacock, October 2022). This is a model of its type and the author should be congratulated. It shows that, whilst there are features of some significance within the building proposed for conversion, that the proposed works can be undertaken without degrading the building's heritage significance.

A number of mitigation actions are set out in section 9.4.1 of the Appraisal which appear appropriate. We would only add to that list that, where possible, blocking of existing openings in the historic fabric which are no longer required (e.g., the 'breathers' and joist-holes seen in photographs PL.45 and PL.46) should also be set back by a small amount, to indicate their former existence. The three arched openings seen in the above illustrations are unusual features in historic Lancashire, although they may be more common in the former West Riding; they are of some architectural distinction and it would be hoped that they will remain fully visible as a demonstration of the skills of the builders.

One of the mitigation actions noted is "*A programme of historic building recording and analysis should be implemented prior to the commencement of works which can be secured by a planning condition in order to create a permanent record of the building prior to its conversion*". Given the quality of the Heritage Appraisal we would suggest that this only needs to comprise photographic recording of the building and a rapid assessment of documentary sources such as census, tax and local church records to try to expand the information on the builders, owners and occupiers of the farm, as well as the identity of the repairer 'W.R.'. The following wording for a planning condition 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 building recording as set out in "Understanding Historic Buildings" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and 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 building recording should comprise:

- (i) a scheme of photographic recording of the building to be converted, inside and out, following clearance of loose items, etc., but prior to conversion works proper commencing. A photographic record of the exterior of the east-facing gable may however be best undertaken following removal of the adjoining modern structure.
- (ii) A rapid documentary assessment, building on the work already undertaken in the Heritage Appraisal (Sunderland Peacock 2022) to add information on builders, owners and occupiers of the site.
- (iii) The production of a formal report, again building on the work already undertaken in the Heritage Appraisal (Sunderland Peacock 2022), on the work undertaken and its results.

A copy of the report should be submitted to the Lancashire Historic Environment Record and the Lancashire Archives prior to the building consented first coming into occupation.

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