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Your ref: 3/2023/0075

Our ref: 3\_2023\_0075-LCC.DM

Date: 3<sup>rd</sup> May 2023

**F.A.O. Will Hopcroft**

Dear Ms Hopkins,

**Planning Application: 3/2023/0075**

**Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage.**

**Tan Yard Farm, Ribchester Road, Hothersall**

The Historic Environment Team's advice remains the same as that made 23/12/2021 in relation to planning application 3/2021/0771 of the need for the buildings to be recorded prior to their conversion, and that such archaeological recording be secured by means of a planning condition.

We therefore once again advise that, should the Local Planning Authority be minded to grant consent to this scheme, a photographic record of the buildings be required to be made prior to conversion, secured by means of the following condition:

**Condition:** No development shall take place on the site 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 photographic record of both buildings as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a full photographic coverage, inside and out, of these structures and a set of plans 'as existing' showing the location and orientation of the photographs. 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](http://www.archaeologists.net)). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwellings 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

*Doug Moir*

Planning Officer (Archaeology)  
Historic Environment Team