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Your ref: 23/0274

Our ref: 3/23/0274/LCCHET

Date: 28th June 2023

FAO Ben Taylor

Dear Ms Hopkins,

Application no. 3/23/0274. Conversion of barn to dwelling, Laneside Barn, Grindleton Road, Grindleton

We have commented on previous application for the proposed conversion of this building and our comments are applicable to this application. To re-iterate;

The building is shown on the Ordnance Survey 1:10,560 mapping of 1850 (sheet Yorkshire 182, surveyed 1847), although the southern catslide roof section seems to have been altered since that date. The plans, and photographs contained in the documents for a previous application (3/2019/0389), would suggest a construction date in the period 1700-1800. The barn is therefore considered to be of historical interest and worthy of consideration in the planning process.

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that "*there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording*" (p. 140) so that "*a regional database of farm buildings can be derived and variations across the region examined.*" (ibid.)

The Heritage Statement supporting the application indicates that the building does have features that relate to its development and use as an agricultural building.

The changes and alterations required to convert the farm building to a dwelling house will inevitably cause some loss of and concealment of historic fabric and features, as well as an overall change of character of the building and the surrounding site. We do not object to the proposed works but would recommend that the impact is mitigated by the creation of a formal building record prior to any works commencing. This should comprise a record of the barn to level 2-3 as set out in '*Understanding Historic Buildings*' (Historic England

2016) and should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA).

Consequently should the Local Planning Authority be minded to grant consent to this scheme, we would advise that an archaeological building record of the barn and shippons be made prior to the conversion commencing and that this is secured by condition. The following wording for a condition is suggested:

Condition: No development, preparation, or demolition works which impact the extant barn shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting. 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, drawn plans, elevations and at least one section (which drawings may be derived from checked architect's drawings), and a full photographic coverage, inside and out. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record before the dwelling hereby approved is first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Notes: Relevant archaeological standards and lists of potential contractors can be found on the CIfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org>. *'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"*.

Yours sincerely,

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team