

Nicola Hopkins
Director of Economic Development and Planning
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 01772 531378

Email: Archaeology@lancashire.gov.uk

Your ref: 3/2023/0285

Our ref: 3/2023/0285/LCCHET

Date: 19th June 2023

Fao Will Hopcroft,

Dear Ms Hopkins,

Application no. 3/2023/0285 Conversion of barn to dwelling house. Barn to south of Grove House, Malt Kiln Brow, Chipping.

The building which is the subject of this application was constructed between in the 1840s and 1890s as it appears on the 1893 Ordnance survey maps but not on those surveyed in 1844.

The photographs accompanying the structural survey show that part of the building has a set of pillars which probably supported dividers for stalls but it is not clear if these were for cattle, indicating the building was constructed for agricultural use, or if the stalls were stabling for animals and was perhaps connected from its construction with the nearby mil, with the flat roofed rear section probably being built for industrial rather than farming use.

We would advise therefore that the building should be considered as being of historical interest and while we have no objections to the conversion of the building in principle the proposed works may remove some historic fabric and will obscure the building's original purpose. An archaeological building record should be made of the barn prior to its conversion, and this should be secured by the following planning condition:

Condition: No development, site clearance/preparation, or demolitions 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 an archaeological record of the buildings to Level 2/3 as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a brief description of the building, and a full photographic coverage, inside and out. The record should also include a plan showing the location and orientation of the photographs and copies of the 'as existing' drawings which accompany the application, along with a cross section of

the building. 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).

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 McCrone

Planning Officer (Archaeology)
Historic Environment Team