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Your ref: 3/2023/0488

Our ref: 3/2023/0488LCCHET

Date: 22<sup>nd</sup> August 2023

Fao Kathryn Hughes

Dear Ms Hopkins

**Application no. 3/2023/0488. Demolition and rebuilding of part of building and conversion of whole to three apartments, The Old Printworks, Back York Street, Clitheroe.**

The three-storey section of the building which is the subject of this application appears to be depicted on the 1<sup>st</sup> edition Ordnance Survey 1:10560 map surveyed in the 1840s. The two-storey wing does not appear on the 1<sup>st</sup> edition map but is present by the time of the 1890s revised survey.

Although a relatively minor building, the Old Printworks is indicative of the type of small workshops and light industrial business premises that were once common in town centres, often, as in this case, occupying positions in the "back lands" behind the houses which formed the main street frontages. As such it does have some historic interest and the proposed conversion of the original part and demolition of the remainder will affect or remove, the evidence for the light industrial use of the building.

We would advise therefore that the building should be recorded prior to conversion and the demolition of the wing. We consider that a formal Photographic Survey would be a sufficient record. This can be secured by attaching a condition to any planning permission which might be granted and the following wording is advised:

**Condition:** No development or demolition 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 works. 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 include the creation of a Photographic Record as set out in "Understanding Historic Buildings" (Historic England 2016) and the submission of a copy of that record to the Lancashire Historic Environment Record. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the

Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

**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 CIfA 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"*.

*Peter McCrone*

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