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Your ref: 3/2023/0521

Our ref: 3_2023_0521-LCC.DM

Date: 17th August 2023

F.A.O. Kathryn Hughes

Dear Ms Hopkins

Planning Application: 3/2023/0521

**Proposed conversion of disused agricultural barn to one dwelling, including demolition of attached outbuilding, creation of garden area and parking.
Evesons Barn, Simonstone Lane, Simonstone**

The barn is depicted on the 1st Edition Ordnance Survey, 1:10560 (Lancashire Sheet 55, surveyed 1844-6), but neither it or the listed late 16th or early 17th century Evesons Farm can be seen on earlier mapping of the County. The barn does however date to at least the first half of the 19th century and is therefore by virtue of its date and nature, to meet the requirements to be considered a non-designated heritage asset.

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 changes and alterations required to convert the former agricultural building to a single dwelling will inevitably cause some loss of and concealment of historic fabric and features, as well as an overall change of character of the building.

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, the Historic Environment Team would advise that a record of the building be made prior to conversion and that such work is secured by means of the following condition:

Condition: No site preparation, clearance or demolition works 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 work. 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 Level 2-3 record as set out in "Understanding Historic Buildings" (Historic England 2016). 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.

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 ClfA 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-historicbuildings/>.

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

Doug Moir

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Historic Environment Team