

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

Phone: 01772 533361  
Email: Douglas.Moir@lancashire.gov.uk  
Your ref: 3/2023/0814  
Our ref: 3\_2023\_0814-LCC.DM  
Date: 23<sup>rd</sup> November 2023

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

Dear Ms Hopkins,

**Planning Application: 3/2023/0814**

**Proposed single-storey extension to rear and single-storey extension to side.  
Conversion of existing barn into ancillary living accommodation and creation of  
rear balcony. Extension of existing garage to incorporate additional parking bay.  
Springwood, Whalley Road, Hurst Green**

The building which is the subject of this application appears to be shown on the 1<sup>st</sup> Edition Ordnance Survey, 1:10560 (Lancashire Sheet 54, surveyed 1844) as an unnamed building, and may form part of a group of buildings depicted on Hennet's 1828 A Map of the County Palatine of Lancaster. It is therefore thought to date to the very late 18<sup>th</sup> or early 19<sup>th</sup> century.

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 building is by virtue of its date and nature, considered to meet the requirements to be a non-designated heritage asset.

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:

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD



**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 2023) 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*

Planning Officer  
Historic Environment Team

