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Your ref: 3/2024/0121  
Our ref: 3\_2024\_0121-LCC.DM  
Date: 22<sup>nd</sup> August 2024

**F.A.O. Stephen Kilmartin**

Dear Ms Hopkins,

**Planning Application: 3/2024/0121**

**Proposed extension of farmhouse and conversion of attached existing agricultural barn and adjacent agricultural building to form extended dwelling including creation of basement level with subterranean parking; demolition of other agricultural buildings and replacement with new agricultural stock shed with solar panels and new agricultural storage building to west of farmhouse. Cuckoo Hall, Higher Road, Longridge**

The site of Cuckoo Hall is recorded on the Lancashire Historic Environment Record, PRN 6205. The site is thought to date to the late 18<sup>th</sup> or early 19<sup>th</sup> century, it is not depicted on Yates' 1786 map of Lancashire, but it does appear on Greenwood's 1818 map.

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's 2007 '*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 buildings (farmhouse & other structures depicted on the 1<sup>st</sup> Edition 1:2500 Ordnance Survey, Lancashire Sheet 54.02, surveyed 1891-92), are therefore, by virtue of their nature and date, considered to be of sufficient historic interest to merit recording prior to any conversion and/or demolition.

I note from 4.15 of the Heritage Statement that "it is considered appropriate for the buildings to be recorded prior to alteration in order preserve a permanent record of what existed on the site.",

and that the Planning Inspector, in paragraph 16 of his Appeal Decision (APP/T2350/W/22/3308044), remarked:

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"The available evidence suggests that the buildings are of some historic interest worthy of recording."

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 aforementioned buildings be made, 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 2023) paragraph 211: "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

