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Your ref: 3/2024/0439; 0440
Our ref: 3_2024_0439-0440-LCC
Date: 4th July 2024

FAO S Kilmartin

Dear Ms Hopkins,

Applications 3/2024/0439: Application for planning permission for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage.

AND

3/2024/0440: Listed Building Consent for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage.

Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR

The above applications are for the site which, as noted in the Planning Statement (Judith Douglas 2024), benefit from planning consents 3/2022/0883 and 0884. These consents were granted subject to a number of conditions, including that which we recommended in our letter dated 21st October 2022. These conditions are not specifically mentioned in the Heritage Statement (SPA, 2004) accompanying the present applications, but the work required by them is recommended as mitigation within section 5.3 of that document.

As the impact of the present scheme seems similar to that of the previously consented application, as set out in our earlier letter, we would recommend that the same condition is applied to any consents granted to the present application:

Condition: No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording 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. This programme of works should comprise:

- (i) The creation of a level 2-3 record of the inn as set out in '*Understanding Historic Buildings*' (Historic England 2016); and



- (ii) The holding of a formal watching brief during all opening up and alteration works to any pre-1900 elements of the extant building; and
- (iii) The holding of a formal archaeological watching brief on all ground disturbance associated with the development.

These works should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). A formal report on the works undertaken and the results obtained shall be compiled and submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the buildings consented being first brought into use or at a date otherwise agreed in writing. 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 building.

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 [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles

Peter Iles
Planning Officer (Archaeology),
Historic Environment Team

