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Your ref: 3/2024/0530
Our ref: 3_2024_0530-LCC.DM
Date: 18th September 2024

F.A.O. Ben Taylor

Dear Ms Hopkins,

Planning Application: 3/2024/0530

Proposed conversion of barn to two two-storey, three-bedroom dwellings and one three-storey, four-bedroom dwelling with associated landscaping, outbuildings and parking.

Barn at Cockshotts Farm, Stubbins Lane, Sabden

The barn at Cockshotts Farm is first accurately depicted on the 1st Edition 1:10560 Ordnance Survey (Lancashire Sheet 55, surveyed 1844-46).

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 barn is therefore, by virtue of its nature and date, considered to be of sufficient historic interest to merit recording prior to any conversion, and a need for such recording is acknowledged in section 4.1 of Blue Willow Heritage's Historic Building Appraisal.

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 barn 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

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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

