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Your ref: 3/2024/0543

Our ref: 3/2024/0543/LCCHET

Date: 1st August, 2024

Fao Katherine Hughes

Dear Ms Hopkins,

Application no. 3/2024/0543. Internal alterations, repairs to doors and windows, restoration of basement openings and restoration of modern outrigger. 1-3 Windy Street, Chipping

The building is recognised as being of historical interest as indicated by its inclusion on the National Heritage List for England (NHLE).

The proposed works will help to ensure the survival of the building but may result in the loss and/or obscuration of historic fabric and features (the blocked window openings for example represent a phase of the changes in the buildings use).

We would therefore advise that, prior to the work proposed an archaeological building record be made of the building as it exists now, and that during the internal works a watching brief should be maintained in liaison with the building contractors to allow the recording of any historical features revealed during the works, for example if wall finishes are removed.

This can be secured by placing a condition on any permission granted. The following wording would be appropriate:

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 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 opening up and alteration works the extant building.

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]*".

Yours sincerely

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team