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Your ref: 3/2024/0585 & 0586

Our ref: 3/2024/0585 & 0586/LCCHET

Date: 8th October 2024

Fao Emily Pickup

Dear Ms Hopkins

Application nos. 3/2024/0585 and 0586. Refurbishment of commercial property and conversion of storage and dwelling on upper floors to HMO. 3 Church Street, Clitheroe.

No. 3 Church Street is a designated heritage asset being on the National Heritage List for England as a Grade II listed building, probably originally built in the early 19th century as a townhouse and with later alterations to convert parts of the building to commercial premises, probably in the later 19th century. We have no objections in principle to the conversion of the building but the refurbishments and alterations to create the HMO will however have an impact on the historical character and appearance of the building, particularly the interior with alterations to living spaces and circulation patterns. We would advise that prior to conversion work starting an Archaeological Building Record be made of the building as it exists and that during any internal works that may require the removal of wall finishes or coverings, suspended ceilings or similar features a further record is made of any features relating to the historical appearance and development of the house to be included in an overall final recording report.

This can be secured by attaching a condition to any planning permission/Listed Building Consent that is granted. The following wording would be appropriate:

Condition: No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works should comprise the making of a Level 3 Historic Building record of the building in its present condition as set out in *Understanding Historic Buildings: A guide to Good Recording Practice* (Historic England 2016), along with recording any features revealed by internal works.

These works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). 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 site.

Note: Relevant archaeological standards and lists of potential contractors can be found on the ClfA and BAJR web pages: <http://www.archaeologists.net> and <http://www.bajr.org>.

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,

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team