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Your ref: 3/2024/0622 & 0623

Our ref: 3/2024/0622 & 0623/LCCHET

Date: 18th September 2024

Fao Ben Taylor

Dear Ms Hopkins,

Application numbers 3/2024/0622 & 0623. Conversion of barn to dwelling, construction of garage, conversion of outbuilding to ancillary accommodation, demolition of outbuilding and new access road, landscaping etc. Writtenstone Farm, Writtenstone Lane, Longridge

The buildings proposed for conversion are of historic interest, both in their status as curtilage listed buildings associated with the Listed farmhouse, and as examples of farm buildings dating from at least the 18th century which show evidence for alterations and extensions, as well as later 19th century additions to the farmstead buildings, in response to changing farming techniques and the agricultural economy during their working lives as farm buildings.

We would advise therefore that, prior to the conversion of the buildings, an archaeological building record be made of them, the detail of the recording depending on the relative significance of the structures. This can be secured by a condition on any planning permission which may be 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 an archaeological building record to Level 3 of the main barn and attached shippons, a Level 2 record of the ancillary building and a photographic record of the currently roofless building, the levels being those set out in *Understanding Historic Buildings: A guide to Good Recording Practice* (Historic England 2016). 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