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Your ref: 3/2024/0700

Our ref: 3/2024/0700/LCCHET

Date: 19th November

Dear Ms Hopkins,

Application no. 3/2024/0700. Conversion of farm buildings to two dwellings, Park Farm, Barrow Road, Whalley.

The 1st edition Ordnance Survey 1:10560 map, surveyed 1844-1846, shows an unnamed group of buildings on the site, the largest being apparently on the footprint of the farmhouse and of the barns which are the subject of this application. The 1890s 25":1 mile survey show a farm, named as Lower Elker Place with the house and barn shown although the barn appears to be narrower than the current building so it most likely still to have the rear shippon added after the date of that survey. The photographs in the structural survey supporting the application appear to show at least two upper story windows have been added to the front elevation in recent years.

The barn is therefore of historical interest, demonstrating the development of the building over a period when farming in the UK was undergoing a transformation driven by changes in technology and the need to provide fresh foodstuffs for a burgeoning population, particularly in the industrial towns. The proposed conversion will ensure the long term future of the building overall but will remove or obscure much of the evidence for the building's history and development so we would advise that an archaeological building record be made of the barn prior to its conversion.

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

Condition: No works to the application buildings, including any demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording as set out in "Understanding Historic Buildings" (Historic England 2016). This should comprise a level 2/3 record of the building (L2 with cross sections) as it exists.

This recording must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning

Authority. A copy of the report or reports created should be submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the dwellings consented being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Note: 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/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 (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"*.

If this raises any queries, please get in touch with us again.

Yours sincerely,

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team