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Your ref: 3/2024/0737

Our ref: 3/2024/0737/LCCHET

Date: 24th September 2024

Fao Ben Taylor

Dear Ms Hopkins

Application no. 3/2024/0737. Repairs to barn including stripping and replacing roof covering, repairs to failed masonry including rebuilding collapsed sections, stitching cracks and adding reinforcing elements. Fair Oak Barn, Fair Oak Farm, Leagram in Bowland

The application is accompanied by a photographic record and detailed descriptions of the building. It is, in many ways, an exemplary application.

We would advise that the building be subject to an archaeological building record to Level 3. Given the level of detail already recorded this will most likely require some reordering and reformatting of existing information to the specifications set out in *Understanding Historic Buildings: A guide to Good Recording Practice* (Historic England 2016) and other appropriate national standards. The report, for example, will need a set of plans indicating the photo viewpoints and direction of view and arrangements should be made to deposit the digital archive resulting from the recording work with the OASIS system, run by the Archaeological Data Service which maintains the long term curation of such records.

The recording can be secured by a planning condition attached to any permission which is granted and 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 as 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*".

Should this generate any queries please get in touch with us again.

Yours sincerely,

Peter McCrone

Planning Officer (Archaeology)
Historic Environment Team