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Your ref: 3/2024/0974 & 0975

Our ref: 3/2024/0974 & 0975/LCCHET

Date: 13th January 2025

Fao Stephen Kilmartin

Dear Ms Hopkins,

Applications number 3/2024/0974 and 3/2024/0975. Repair and upgrade of farmhouse, and erection of annexe to provide additional accomodation. Alder House, Holden Lane, Bolton by Bowland.

We commented on the previous applications for the work proposed on this building. The developer has since commissioned an archaeological building survey and the Heritage Statement supporting this application appears to have taken into account some of the findings of that survey. As far as we are aware the initial fieldwork for the survey has been completed, including taking samples from the timbers for dendrochronological dating, which may add significantly to our understanding of the chronology and development of the house. The next phase of recording we advised was the inspection of areas of the house that were opened up by the removal or render or internal plaster and other finishes and this will be on-going as the work to the building is carried out.

We would advise therefore that the proposed works in the revised application should have the same condition attached to any permission granted which will cover the works required up to and including the submission of the final report. The following wording was used in the earlier condition and would be appropriate:

Condition: No works to the application buildings, including any clearance/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) a level 3 record of the building as it exists; b) appropriate visits by the archaeological contractor to record interior features that are revealed during internal works c); the production of an integrated report on the results of a) and b).

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 (2024), paragraph 207-8 and para.218: "*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