Lancashire
County
Council

Nicola Hopkins
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Ribble Valley Borough Council
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Your ref:	3/2025/0055
Our ref:	3/2025/0055/LCCHET
Date:	18th February 2025

Fao Ben Taylor

Dear Ms Hopkins,

Application no. 3/2025/0055. Conversion of barn to dwellings, Holkers Farm, Whins Lane, Read

The 1st edition Ordnance Survey 1:10560 map, surveyed in 1844-6, shows Holker's Farm (named as "Houlker's") comprising buildings to the north of Whins Lane and an inverted L-shaped building to the south, this probably being he first phase of the present barn. By the 1890s map revision the building had been extended to the west, the area of the lean to shippon under a catslide roof on the current building. The southern shippon extension, and probably the porch on the eastern side appears to be later 19th or early 20th century.

The map evidence, along with photographs that are included in the documentation supporting the application suggest the building is of several phases and has undergone significant alterations over its working life, probably to create housing for additional cattle, perhaps relating to the increased demand for dairy products in the burgeoning industrial towns of the area. The proposed conversions will have a significant impact on the historic character and appearance of the building and will result in the loss of, or obscuration of, historical features relating to the use of the building and the changes during its working life as a farm building. We would therefore advise that an archaeological building record be made of the barn prior to its conversion.

A Level 2/3 survey, as set out in *Understanding Historic Buildings: A guide to good recording practice.* (Historic England 2016) will be appropriate. The recording should comprise a survey of the building as it exists at present with further recording following any interior strip out and removal of wall coverings to record any features concealed behind wall plater etc. This can be secured by a planning condition on any permission granted. We would advise the following wording for a building recording condition:

> 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 2/3 (level 2 with cross sections) record of the building to specifications set out in *Understanding Historic Buildings: A guide to good recording practice.* (Historic England 2016). An initial survey should be made with a follow up record after the removal of any wall coverings during development work. 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 CIfA and BAJR web pages: http://www.archaeologists.net and http://www.bajr.org.

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.

Peter McCrone
Planning Officer (Archaeology)
Historic Environment Team