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Your ref: 3/2025/0177 & 0198
Our ref: 3_2025_0177-0198-LCC
Date: 1st May 2025

FAO B Taylor

Dear Ms Hopkins,

**Applications 3/2025/0177 and 0198: Listed Building Consent and Planning Permission for the proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no double garages to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse
Eaves House Farm, Waddington Road, West Bradford BB7 3JF**

Thank you for your consultation on the above applications. The documents include a Design, Access, and Heritage Statement (Sunderland Peacock 2025) which provides an appropriate description and assessment of the buildings. It also provides a number of suggested mitigation measures (pp.32-3) including the recommendation that a "*programme of historic building recording and analysis should first be implemented prior to the commencement of any development works and should be carried out in compliance with current recording best practice guidance.*"

We would agree with that statement and thus recommend that an appropriate planning condition be applied to any consent granted. The following wording is suggested:

Condition: No works to the application building(s), 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 to level 2-3 as set out in '*Understanding Historic Buildings*' (Historic England 2016). This 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. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. A



digital copy of the report shall be placed in the Lancashire Historic Environment Record

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/>.

The council may wish to consider including a condition requiring a time limit (such as prior to first occupation) for the provision of the report on the recording works.

This is in accordance with National Planning Policy Framework (MoHCLG 2024) paragraph 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 [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles

Peter Iles
Planning Officer (Archaeology),
Historic Environment Team

