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Email: Douglas.Moir@lancashire.gov.uk
Your ref: 25/0377
Our ref: 3_2025_0377-LCC.DM
Date: 4th June 2025

F.A.O. Ben Taylor

Dear Ms Hopkins,

Planning Application: 3/2025/0377

**Prior approval for the proposed change of use of a former agricultural building to one dwellinghouse under Schedule 2, Part 3 Class Q of the GPDO.
Fields Farm, Mearley**

The barn is thought to date to the period 1818-1828, the area being blank on Greenwood's 1818 map of the County, but the site is recorded by Hennet in 1828 with the annotation *Fields*.

The alterations proposed will have a significant impact on the historical character and appearance of the building and may result in the loss of some historic fabric. The period 1750-1880 has been recognised as the most important period of farm building development in England.

The Council for British Archaeology's *An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy* (2007) states that whilst many farm buildings are now redundant they "represent an important historical research resource" and that "farm buildings undergoing adaptation should be considered for recording" (p. 140).

The HET would therefore advise that should the Local Planning Authority be minded to grant consent to this scheme, a formal building record be made of the building before any works commence. This should comprise a Level 2-3 drawn, written and photographic survey, as set out in '*Understanding Historic Buildings ...*' (Historic England 2016). This can be required under the provisions of paragraph W (13) of the GPDO: "*The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.*"

The following wording for a condition is suggested:

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



Condition: No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016). It should include a full description of the building, inside and out, drawn plans, elevations and at least one section (which drawings may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record before the dwelling hereby approved is first occupied.

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

Notes: 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>. '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 (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]*".

Yours sincerely

Doug Moir

Planning Officer
Historic Environment Team

