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Your ref: 3/2025/0398  
Our ref: 3\_2025\_0398-LCC.DM  
Date: 9<sup>th</sup> June 2025

**F.A.O. Kathryn Hughes**

Dear Ms Hopkins,

**Planning Application: 3/2025/0398**

**Prior approval under Class Q (a) and (b) for the proposed change of use of one agricultural building to one two-storey, four-bedroom dwelling..  
Holkers Farm, Whins Lane, Read**

The 1<sup>st</sup> edition Ordnance Survey 1:10560 map, (Lancashire Sheet 55) 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 the 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 19<sup>th</sup> or early 20<sup>th</sup> 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.

The period 1750-1880 has been recognised as the most important period of farm building development in England, and 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

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photographic survey, as set out in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (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:

**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

