

Nicola Hopkins
Director of Economic Development and
Planning
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 01772 531378
Email: Peter.McCrone@lancashire.gov.uk
Your ref: 3/2025/0411
Our ref: 3/2025/0411/LCCHET
Date: 8th July, 2025

Fao Maya Cullen

Dear Ms Hopkins,

Planning Application: 3/2025/0411. Listed Building Consent for repairs and alterations to Dene Cottage, 9 The Dene, Hurst Green

Dene Cottage is included on the National Heritage List for England (NHLE) and is therefore considered a Designated Heritage Asset.

The NHLE describes the building as "probably 1700" which would be consistent with the style of the mullioned windows surviving in the southern elevation. The photographs in the documents supporting the application suggest that there are changes in the stonework around the windows in the northern elevation which would indicate that the current window openings are alterations and the original windows were probably in the same style as those on the rear elevation. The roof is of modern concrete tiles and appears to have sawn softwood common rafters with underfelt but the main roof trusses may be the original ones of hewn, rather than sawn, timber. There are likely to have been other alterations during the lifetime of the building to date.

We would advise therefore that an archaeological building record be made of the house, carried out in phases with the first phase comprising a record of the building as it exists now, with a watching brief being maintained during internal works to record any further evidence for changes to the building, the final report combining the results of the two phases.

This should be secured by placing a condition on any planning permission that is granted. The following wording would be appropriate:

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

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



investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should be phased, phase 1 being the creation of a record of the building to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016); and phase 2 being a watching brief during works to the building to record any features or fabric revealed by the work. The final report should combine the results of both phases. 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.

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 2025) 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

Peter McCrone

Planning Officer
Historic Environment Team

