

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

Phone: 01772 531378

Email: [REDACTED]

Your ref: 3/2025/0537

Our ref: 3/2025/0537/LCCHET

Date: 28th July 2025

Fao Ben Taylor

Dear Ms Hopkins

**Planning Application: 3/2025/0537 Conversion of farm buildings to dwellings.
Root Farm, Dunsop Bridge, Clitheroe**

The farmstead at Root Farm, although a not a designated heritage asset should still be considered as being of some historic interest. The 1st edition Ordnance Survey 1:10560 map, surveyed in 1846, shows a single building named as "Root or Lower Staple Oak" which equates to the building of which the southern part is the barn proposed for conversion, attached to the farmhouse to its north.

The 1890s revision of the map shows a much more complex farmstead, now named as "Root" which seems to include the Dairy building and the other structures that form the perimeter buildings of the farmyard.

The period between the creation of the original farmstead and the 1897 edition of the OS map was one of variable fortunes for farming nationally, although the rapid growth of industrialisation and the burgeoning population of Lancashire's industrial towns created new markets for agricultural products from farms in the county, particularly dairy products. There were also significant improvements in the productivity of farms led by the use of improved drainage, liming of acid soils, inputs of new nitrate, and phosphate fertilisers and the use of oilcake as cattle feed. This led to the expansion of many farms as it became necessary to store and process more produce and the numbers of livestock was increased

The buildings should therefore be considered of some significance, although this is not sufficient to preclude their conversion to new uses, a reflection of further changes to the farming economy and landscape in the 21st century. As such we have no objections to the proposed conversion but would advise that a record of the buildings be made in their current condition to record the structures and any fixtures and fittings they contain as a record of their last use as farm buildings. This should be a Level 2/3

Lancashire County Council

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



Record, as set out in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016), and that work should be secured by means of the following planning condition:

Condition: No development 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 record shall be a Level 2/3 Record to the specifications set out in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016).

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>.

The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists, and archived in accordance with the Lancashire Museums Service revised 2020 guidelines on this matter. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record. '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]*".

Should this raise any queries, or if you need any farther information, please get in touch with us again.

Yours sincerely

Peter McCrone

Planning Officer
Historic Environment Team

