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Phone: 
Email: 
Your ref: 3/2025/0552
Our ref: 3/2025/0552/LCCHET
Date: 15th September 2025

Fao Stephen Kilmartin

Dear Ms Hopkins,

**Planning Application: 3/2025/0552. Change of use from farmhouse to offices.
Horrocksford Old Hall Farm, West Bradford Road, Clitheroe**

Thank you for your consultation. WE have commented on an earlier version of the application to the proposed change of use of the building and our comments are applicable to this application. To reiterate:

The estate of Horrocksfold is recorded from the 14th century and the original Horrocksfold Hall seems to have been a 17th century building, possibly a rebuilding of the original house for the estate. The present building, the subject of this application, has a 19th century datestone but may be an earlier building which was remodelled at the date of the stone, and may in fact contain fabric from the 17th century building (and possibly from an earlier structure although this is less likely).

The works proposed will have an impact on the historic fabric and may reveal evidence for any earlier building fabric incorporated into the present building and for any changes to the building after its reconstruction.

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

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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 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 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

Peter McCrone

Planning Officer
Historic Environment Team

