

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

Phone: (01772) 531343
Email: peter.iles@lancashire.gov.uk
Your ref: 3/2025/0750
Our ref: 3_2025_0750-LCC
Date: 24th October 2025

FAO B Taylor

Dear Ms Hopkins,

**Application 3/2025/0750: Proposed demolition of existing dwelling house and conversion of attached barn to create replacement dwelling house (self build) with single storey extension on original footprint.
Fells Farm, Wigglesworth Road, Slaidburn BD23 4SY**

Thank you for your consultation on the above application. As noted in the heritage statement (Zara Moon Architects 2025) the farmstead is noted on the OS 1:10,560 mapping of 1850 (sheet Yorkshire 165, surveyed 1847) and the 1894 1:2,500 mapping (sheet Yorkshire 165.03, surveyed 1893). The later, more detailed mapping indicates that the main barn is flanked to the east by other structures, one of which is said to be a two-storey cottage. The photographs and text within the statement indicate that the cottage was effectively abandoned in 1972 and has been demolished, although traces of plaster are still present on the gable end to mark its former location.

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'* has indicated that *"there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined."* (ibid.)

Consequently, should the Local Planning Authority be minded to grant planning permission to this or any other scheme, we would recommend that a record of the building be made prior to conversion. This work can be secured by means of a planning condition and the following wording is suggested:

Condition: No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. 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

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



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, a drawn plan, elevations and at least one section (which 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. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

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

Note: 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/whoseWho/>. '*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]*".

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles

Peter Iles
Planning Officer (Archaeology),
Historic Environment Team

