

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

Phone: 01772 531378

Email: [REDACTED]

Your ref: 3/2025/0580

Our ref: 3/2025/0580/LCCHET

Date: 19th August 2025

Fao Kathryn Hughes

Dear Ms Hopkins,

Planning Application: 3/2025/0580. Demolition of outbuildings and conversion of barn to two dwellings. Holmes Farm, Higher Commons Lane, Balderstone

The Heritage statement supporting the application gives a good overview of the buildings structures and history. The barn appears to be something of a hybrid, built to accommodate dairy cattle but to the general footprint of a combination barn (containing crop storage and processing and livestock housing in one building) which may suggest it is a reasonably early example of a dairy farming building as many in the district are conversions of the earlier combination barns, adapted to take advantage of a rapidly growing demand for dairy produce in the burgeoning industrial towns of Lancashire in the last half of the 19th century.

The barn building also has several phases of alteration and extension and an unusual pattern of fenestration and other openings. The pigsties are an unusual survival and appear to represent a well-preserved example of what was once a common feature of farmsteads, representing a significant element in the household economy of the farming family, with the additional feature of a fowl house above the pig housing, again representing what would have been a valuable part of the farm economy. It is to be rather lamented that this building is to be demolished although we accept that finding new uses for a pigsty and henhouse is somewhat difficult in a modern setting.

We would advise therefore that an archaeological building record be made of the barn and the pigsties/fowlhouse comprising a record of the barn to level 2/3 (Level 2 with cross sections) and of the pigsty building to level 3 as set out in "Understanding Historic Buildings" (Historic England 20160

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

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



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 archaeological building record be made of the barn and the pigsties/fowlhouse comprising a record of the barn to level 2/3 (Level 2 with cross sections) and of the pigsty building to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016)

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

