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Phone: 
Email: 

Your ref: 3/2025/0643 & 0644
Our ref: 3/2025/0643 & 0644/LCCHET
Date: 7th October 2025

Fao Maya Cullen

Dear Ms Hopkins,

Planning Application: 3/2025/0643 & 0644. Conversion of Barn 2 to dwelling, Writtenstone Farm, Writtenstone Lane, Longridge.

The 1st edition Ordnance survey 1:10560 map, surveyed in 1844, shows a small building on the site of the building identified in the application as Barn 2. This varies slightly in its footprint from the current Barn 2 so it may be a predecessor of the current Barn 2, and the current building may incorporate some of the building shown in its fabric, although some of the difference may be due to cartographic variations. By the 1890s re-survey the map shows a building with the same footprint as Barn 2, including the rear outshut which, from the documentation supporting the application seems to have been two separate structures with the gap between later filled in to create a further room.

The building is therefore of some interest, and the Written Scheme of Investigation for building recording included it with the house (which is a Designated Heritage Asset) for recording as a condition on an earlier application for the site.

As this application only covers the Barn 2 building we would advise that any permission granted should have a condition to secure the making of an archaeological building record of Barn 2, which has features demonstrating its development and alteration during its working life in response to the demands of the farming industry. The following would be appropriate wording:

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 archaeological 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

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a Level 2 Record, as set out in "Understanding Historic Buildings" (Historic England 2016) of the buildings affected by the development.

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

