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Director of Economic Development and
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Ribble Valley Borough Council
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Your ref: 3/25/0654 & 0655
Our ref: 3/25/0654 & 0655/LCCHET
Date: 16th September 2025

Fao Maya Cullen

Dear Ms Hopkins,

Planning Applications: 3/25/0654 & 0655. Repairs to barn and replacement of cement sheet roof with slate. Crane Wood Farm, Whitewell Road, Cow Ark

The application is accompanied by very good supporting material which sets out the history, as far as is known from map evidence, of the building.

The works proposed will have an impact on the historic fabric which although largely beneficial will result in the loss of some material which has become defective. Overall the changes to the building are reasonably minor and the barn will continue in use as an agricultural building.

We would advise therefore that a Photographic Record, as set out in "Understanding Historic Buildings" (Historic England 2016) be made of the barn to secure a record of its present condition which is part of the history of the building.

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 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 making of a Photographic Record of the building 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.

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



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

