



Nicola Hopkins
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Phone: 
Email: 
Your ref: 3/2025/0667 & 0668
Our ref: 3/2025/0667 & 0668/LCCHET
Date: 10th November 2025

Fao Stephen Kilmartin

Dear Ms Hopkins,

Planning Applications: 3/2025/0667 & 0668. Full repair and conversion of the existing Linked Barn and Cart House to make a dwelling house within the linked farmhouse cluster at Alder House Farm, Alder House, Holden Lane, Bolton by Bowland.

The barns at Alder House appear to originate in the early part of the 19th century, the heritage statement supporting the application mentioning a datestone from the 1820s. Dated buildings are particularly significant as they allow dated features to be compared to similar features in undated buildings and thus track changes over time in more detail than would otherwise be possible. The construction of the buildings in the 1820s might be related to the ending of an agricultural depression initially triggered by the end of the Napoleonic Wars in 1815 and perhaps to grain prices controlled by the Corn Laws of the time, although the Forest of Bowland can never have been a significant cereal producing area.

We would advise therefore that an archaeological building record be made of the barns prior to their conversion. The photos in documents supporting the application indicate that there is a certain quantity of debris in some parts of the buildings and this should be cleared prior to recording. The photos and structural reports also indicate that there are areas where there is significant damage to roofs and floors caused by water ingress which may limit safe access to parts of the buildings. If the initial assessment by an archaeological contractor carrying out the recording is that areas cannot be safely recorded these should be subject of a second phase of recording once the site has been taken over by the building contractors and the structures made secure for contractors to work on them

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 be the creation of a record of the 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

