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Your ref: 3/2026/0109 & 0110
Our ref: 3/2026/0109 & 0110/LCCHET
Date: 28th July 2026

Fao Ben Taylor

Dear Ms Hopkins

Planning Application: 3/2026/0109 & 0110. Restore and re-order the Rectory and construct a new Greenhouse, Garden Store and Gym. The Old Rectory, Gisburn Road, Bolton By Bowland.

The Old Rectory is a Designated heritage Asset, included in the National Heritage List for England (NHLE). The documents supporting the application indicate that the present building is a fragment of a much larger 18th century rectory which may indicate changes in the fortune of the parish as a rector was maintained directly by the income from the tithes of the parish so a 19th century incumbent may have found that it was not possible to maintain the entirety of the large building and, presumably, the staff needed to run it.

From the supporting documentation the building has been subjected to appalling treatment in the recent past and the owners are now faced with the task of putting right the impacts. However this has the potential to impact on historic fabric and finishes, particularly if the interior plasterwork has to be removed in substantial areas of the building due to water and mould damage. The removal of plaster and other work to the building may also reveal features relating to the historic changes undergone during the life of the building, and although to be condemned the damage inflicted on the building is part of its history, even if one the owners would rather gloss over.

We would advise therefore that an archaeological building record be made of the building in its current state (ideally after any internal clutter has been cleared) with further visits following removal of any internal or external finishes such as plaster or render so that any features relating to the history of the house can be recorded and included in the building record.

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



This should be secured by a condition on any planning permission and Listed Building Consent that is granted and the following wording would be appropriate:

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 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 1) the making of an archaeological building record of the building as it currently exists to Level 3 as set out in '*Understanding Historic Buildings*' (Historic England 2016) 2) a watching brief during internal works with the recording of any features revealed during internal works. 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 shall be placed in the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the 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]*".

If this raises any queries please get in touch with us again.

Yours sincerely

Peter McCrone

Planning Officer
Historic Environment Team

