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Your ref: 3/2026/0251  
Our ref: 3\_2026\_0251-LCC.DM  
Date: 16<sup>th</sup> April 2026

**F.A.O. Ben Taylor**

Dear Ms Hopkins,

**Planning Application: 3/2026/0251  
Proposed conversion of barn in disrepair to dwelling. Construction of garage  
and stables.  
Fields Farm, Mearley**

The barn is thought to date to the period 1818-1828, the area being blank on Greenwood's 1818 map of the County, but the site is recorded by Hennet in 1828 with the annotation *Fields*.

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's *An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy* (2007) states that whilst many farm buildings are now redundant they "represent an important historical research resource" and that "farm buildings undergoing adaptation should be considered for recording" (p. 140).

The barn is therefore considered to meet the criteria to be a non-designated heritage asset, showing the development of the farm in response to changing agricultural practices during the period 1750-1880.

The proposed conversion will have a significant impact on the historic character of the building and will result in the loss of some historic fabric, and consequently, should the Local Planning Authority be minded to grant planning permission to this or any other scheme, the Historic Environment Team would advise that an archaeological record of the building be made prior to conversion works commencing. This should comprise a Level 2-3 drawn, written and photographic survey, as set out in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (Historic England 2016), and secured by means of the following condition:



**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 creation of a record of the building to level 2-3 as set out in "Understanding Historic Buildings" (Historic England 2016). It should include a full description of the buildings, inside and out, drawn plans, elevations and at least one section (which drawings may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and their features into context. 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 before the dwelling hereby approved is first occupied.

**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

*Doug Moir*

Planning Officer  
Historic Environment Team

