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Your ref: 3/26/0379
Our ref: 3/26/0379/LCCHET
Date: 9th June 2026

Fao Ben Taylor

Dear Ms Hopkins,

**Planning Application: 3/26/0379. Alterations and repairs to listed building.
Including replacements windows, lintels, and thermal upgrade of existing walls
and roof. Ivy Cottage, Townend, Slaidburn.**

The building which is the subject of this application is recognised as a Designated Heritage Asset by its inclusion on the National Heritage List for England as a Grade II listed building. The building against which it abuts is dated, according to the Heritage Statement supporting the application, to 1707 so the attribution of the building to the mid-18th century is a reasonable one. It appears to have started off as a two-unit house with a possible entrance on the gable which now leads to an attached workshop and has undergone alterations and extensions as the needs of the owners and occupiers changed with the mores of society and the requirement for more privacy, and perhaps simply more space for a large family.

The proposed works however may remove or obscure original fabric and features of the building which hold the evidence for its development over time and any fixtures and fittings in the building which either survive or have left traces. We note that the photos in the supporting documentation show that the removal of internal wall plaster has begun in places, relating to defects noted in the application documents.

We would advise therefore that the building be the subject of an archaeological building record which should be secured by means of a planning condition. This should comprise an initial record to capture the building as it currently exists with a further "watching brief" recording phase once any internal plaster or external render which might obscure early features of the building has been removed; this approach has revealed significant evidence for alterations to buildings in some cases where it has been applied. The following wording would be appropriate:

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



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 building recording and analysis. 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 a two phase approach,: 1) the creation of a record of the building to Level 3 as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a full description of the buildings, inside and out, a drawn plan, elevations and at least one section (which 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 its features into context. 2) a recording visit to the building following the removal of any plaster or render surfaces which are to be replaced.

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 and the photographs shall be placed in the Lancashire Historic Environment Record prior to the building being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/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

