

Nicola Hopkins
Director of Economic Development and
Planning
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 01772 531378
Email: Peter.McCrone@lancashire.gov.uk
Your ref: 3/2026/0394 & 0397
Our ref: 3/2026/0394&0397/LCCHET
Date: 8th June 2026

Fao Ben Taylor

Dear Ms Hopkins,

Planning Application: 3/2026/0394 & 0397. Conversion of Gd. II Listed barn to office accommodation. Aisled Barn, Downham Hall, Pendle Road, Downham.

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. It's ascribed date to the 17th century makes it a relatively early survivor in terms of Lancashire's farm buildings. The development as proposed represents a reasonable re-use of a former agricultural building which has become redundant for its original purposes. The proposed conversion 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 would advise therefore that prior to conversion the building be the subject of an archaeological building record which should be secured by means of a planning condition. 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 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 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. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered

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



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 (Archaeology)
Historic Environment Team

