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Your ref: 3/2026/0558-0559
Our ref: 3_2026_0558-0559-LCC
Date: 20th August 2026

FAO E Pickup

Dear Ms Hopkins,

Applications 3/2026/0558: Planning Permission for construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance.

AND

3/2026/0559: Listed Building Consent for construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance. Thornbers, Slaidburn Road, Waddington BB7 3JJ

Thank you for your consultation on the above applications. Whilst there are no internal photographs with the application to substantiate the description and dating of the open-fronted cart shed, we have no reason to suspect that it is other than what is described in the 2017 heritage assessment and other application documentation. As such we would raise no objection to the proposed demolition.

The site of the proposed new garage does not appear to be that of any earlier structure on the historic mapping available to us and again we would not object to this element of the proposals but would of course defer to yourselves and your conservation advisors regarding its details and its impact on the setting of the adjacent listed building.

We note the proposed photographic recording of the cart shed (Stanton Andrews July 2026: Demolition Methodology – Timber Cart Shed, section 2.iii). This record is welcomed and should be undertaken with reference to the standards set out in the Historic England 2016 publication '*Understanding Historic Buildings*' and a digital copy provided for the Historic Environment Record. This work can be required by a planning condition and the following wording may be appropriate:

Condition: No works to the application building(s), including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the creation of a photographic record of the cart shed as set out in '*Understanding Historic Buildings*' (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. 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 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/>.

The council may wish to consider including a condition requiring a time limit (such as prior to first use of the garage so consented) for the provision of the report on the recording works.

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

Peter Iles

Peter Iles
Planning Officer (Archaeology),
Historic Environment Team

