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Your ref: 3/2026/0582
Our ref: 3/2026/0582
Date: 2nd September 2026

Dear Ms Hopkins,

Planning Application: 3/2026/0582. Repairs and maintenance of roof and rainwater goods on the barn buildings Dickinsons Farm (Barns), Main Street, Pendleton.

The barn at Dickinson's Farm is a designated heritage asset and is considered to be mid-18th century in date in its description in the National Heritage List for England (NHLE). The conservation repairs to the roof of this building are to be welcomed.

The documents supporting the application indicate that there will be some fairly detailed photographic recording in order to, for example, ensure the slate patterns of the roof, in terms of size and shape, can be replicated when the slates are replaced. We would also advise that as this is likely to be the only time the roof structure is accessible for a generation or more, that a detailed photographic record of the roof timbers is made to capture any details such as woodworking traces, carpenters' assembly marks or historic graffiti. Consideration should also be given, should any large timber elements require replacing, that the originals be sampled for dendrochronological dating to more closely establish the actual date of construction.

We would advise that the photographic record be formalised into an archaeological building report to the level of a Photographic Survey as set out in Understanding Historic Buildings: a guide to good recording practice (Historic England 2016). This can be secured by placing a condition on any planning permission that is granted. The following wording would be appropriate:

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 include creation

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of a record of the building to the level of a Photographic Record as set out in "Understanding Historic Buildings: guide to good recording practice" (Historic England 2016); and dendrochronological analysis of any large timbers that may be removed from the roof structure for replacement. The final report should combine the results of both phases. 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.

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 (DHCLG, 2026) Policy HE 10

Yours sincerely

Peter McCrone

Planning Officer
Historic Environment Team

