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Your ref: 3/2026/0663
Our ref: 3_2026_0663
Date: 24th September 2026

F.A.O. Maya Cullen

Dear Ms Hopkins,

Planning Application: 3/2026/0663

Proposed demolition of agricultural buildings, conversion of barn to form three-bedroom dwelling, provision of glazed link extensions and conversion and extension to existing stone outbuilding to provide incidental living accommodation and construction of detached garage.

Little Daub Hall, Parsonage Lane, Chipping

The barn and farmhouse known as Little Daub Hall can be seen on the 1st Edition 1:10560 Ordnance Survey, Lancashire Sheet 46, surveyed 1844, but is also thought to possibly be depicted on Hennet's 1828 map of the County. The use of quoins which can be seen in the front elevation might however suggest a slightly earlier date of construction, possibly pre-1800.

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:

Lancashire County Council
PO Box 78, County Hall, Preston, PR1 0LD



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 2026) policy HE4: *Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance ... Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.*

Policies HE5, HE6 and HE7 are also relevant, as is policy HE10: *Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not) ... The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository ... Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisation.*

Yours sincerely

Doug Moir



Planning Officer
Historic Environment Team

