


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0396	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:		
Officer:	AD	
DELEGATED ITEM FILE REPORT:	CONDITION DISCHARGE	

Development Description:	Discharge of Condition 5 (Written Scheme of Investigation) of Listed Building Consent application 3/2020/0740.
Site Address/Location:	Hark to Bounty Inn Townend Slaidburn BB7 3EP

RELEVANT POLICIES:

Planning (Listed Buildings and Conservation Areas) Act 1990. 'Preservation' in the duties at sections 16, 66 and 72 of the Act means "doing no harm to" (*South Lakeland DC v. Secretary of State for the Environment* [1992]).

Slaidburn Conservation Area Appraisal

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets

Key Statement EN2 – Landscape

Policy DMG1 – General Considerations

Policy DME4 – Protecting Heritage Assets

Policy DMG2 – Strategic considerations

ASSESSMENT OF PROPOSED DISCHARGE OF CONDITION:

The application seeks to discharge Condition 5 (Written Scheme of Investigation) of Listed Building Consent application 3/2020/0740 as follows:

Condition 5: (Written Scheme of Investigation)

No works to the application building including any clearance/demolition or preparation works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological works 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 works shall include: (a) A photographic record of the affected section of the building as set out in "Understanding Historic Buildings" (Historic England 2016); and (b) A formal watching brief to the standards and guidance set out by the Chartered Institute for Archaeologists as an integral part of the groundworks required for the development.

All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists. The development shall be carried out in accordance with the agreed details.

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

The applicant has discussed the WSI with LCC Archaeology and forwards the latter's communications:

"revised WSI. I can confirm that the changes are appropriate and I would be happy for it to be sent to RVBC for their approval" (26/3/21)

"WSI and in general it is OK. The only elements that need attention are:

- (i) There should be a short statement relating to Covid precautions in the health and safety section (4.8).*
- (ii) The Lancashire HER does not require a printed copy of the report, a digital copy in PDF format with a set of photographs in TIFF format will suffice (section 5.1.1)"* (25/3/21).

However, on 13/5/21 LCC Archaeology advised the agent:

"Whilst the sections dealing with the general approach and the watching brief are fine, unfortunately the planning condition (attached) requires a photographic record not the level 1 record you have specified. Whilst we would have no issues with the inclusion of a short written description and the drawings you propose as part of the record, we would expect the main thrust of the recording to be photographic, as described on page 27 of 'Understanding Historic Buildings' (Historic England 2016). Whilst this photography could cover the whole of the building (and the applicants may find this useful for other purposes), to satisfy the condition it would only need to include general and detailed photographs of the interior and exterior of the area to be rebuilt as part of the current scheme. Should any significant features or peculiarities in the construction be exposed during the works we would also expect these to be photographed and those images included into the record.

Can I suggest that you revise the written scheme along these lines and resubmit it directly to Ribble Valley Borough Council".

The revised WSI was received on 20/5/21.

RECOMMENDATION:

That condition 5 be partially discharged (Written Scheme of Investigation only).