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Phone:

Email:

Your ref: 3/2022/0449

Our ref: 3/2022/0449

Date:

FAO Adrian Dowd

Dear Mr Macholc

Application no. 3/2022/0449. Proposed demolition of existing dwelling and replacement with new dwelling. Lower Abbott House, Abbott Brow, Mellor

The building proposed for demolition is likely to be of 17th or early 18th century construction based on its architectural features and has also apparent alterations to the fenestration which could be 19th century.

The comments on the low ceilings and poor light in the building do not set out a sufficient reason for demolishing an historic structure as the dimensions must have been apparent previously when an application was made to alter the building. The applicant does not appear to have submitted a structural survey or report that sets out the shortcomings of the "build quality" of the existing house and this should be a requirement when the proposal is to demolish an historic building, the house being noted on the HER and can therefore be considered a non-designated heritage asset.

Should the proposal gain approval, the approval should be conditional on an archaeological building record being made of the current buildings, the origins of rural housing, and the changes and developments to rural houses over their lifetimes, being a topic identified in the North West Regional Research Framework for archaeology.

Should planning permission be granted we would advise that a record of the building be made prior to its demolition and a watching brief be maintained during the demolition process, or the archaeological building recording contractor should carry out sufficient opening up work to ensure that no significant features are concealed behind existing surface finishes and can be recorded and analysed.

The following condition should be attached to any planning permission which is granted:

Condition: No development, 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 2-3 as set out in '*Understanding Historic Buildings*' (Historic England 2016). The recording contractor should carry out sufficient opening up work to ensure any concealed features can be located and recorded, or arrange to carry out a watching brief during demolition of the building.

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 2021) paragraph 205: "*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]*".

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely,



Planning Officer (Archaeology)
Historic Environment Team