

John Macholc
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Council Offices
Church Walk
CLITHEROE
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FAO A Dowd

Dear Mr Macholc,

Planning Application 3/2021/1248: Change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused applications 3/2019/0049 and 3/2020/0219.
Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR

Grindleton village is noted in the Domesday Survey and its name is thought to derive from the Old English "*Farm on (or by) the gravelly stream*". Its plan is a typical medieval one: a main street with plots running off it at right-angles and a back lane. The southeast end of the village is 'book-ended' by the Duke of York Hotel and whilst the extant building appears to be of early 19th century date, the site is likely to be much older.

The applications come with a Heritage Assessment ([REDACTED] December 2021) and a Listed Building Statement ([REDACTED] Town Planning, November 2021), both of which suggest that the impact of the proposed works on the significance of the building and its setting are fairly low and are justified in the interests of bring the building back into use.

We would agree suggest that the impacts of the proposals are probably more significant than suggested, but on balance would probably not object to the changes. The new build elements will also have an impact, but we would defer to Mr Dowd's judgement as to whether the development as a whole is acceptable. We would note, however, that the potential impact of the works on buried archaeological remains has not been considered. Whilst it is unlikely that remains of national importance will be impacted, it is possible that features relating to the earlier occupation of the site (including buried remains of earlier buildings and rubbish pits) will be present.

We would therefore recommend that (i) the extant historic building is fully recorded prior to the conversion work being undertaken and (ii) a watching brief is held during any ground works associated with the development. The following planning condition wording is suggested:

[REDACTED]

Condition: No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. 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. This programme of works should comprise:

- (I) The creation of a level 2-3 record of the inn as set out in '*Understanding Historic Buildings*' (Historic England 2016); and
- (II) The holding of a formal archaeological watching brief on all ground disturbance associated with the new construction.

These works should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). 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 building.

Note: Copies of the CIfA standards and a list of potential contractors can be obtained from the CIfA web site at www.archaeologists.net. Further potential contractors can be found on the directory at www.bajr.org.uk.

This is in accordance with National Planning Policy Framework paragraph 199: "*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.*"

Yours sincerely

