

Nicola Hopkins
Director of Economic Development and Planning
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 01772 533361

Email: 

Your ref: 3/2023/0056

Our ref: 3_2023_0056-LCC.DM

Date: 20th March 2023

F.A.O. Ben Taylor

Dear Ms Hopkins,

Planning Application: 3/2023/0056

Proposed conversion of former farm buildings to form four dwellings including the change of use of land to form private curtilage areas and the remodelling of the central courtyard.

Phynis Farm, Catlow Road, Slaidburn


Phynis Farm is a non-designated heritage asset, recorded on the Lancashire Historic Environment Record, PRN43521.

Both Barns A & C are considered likely to date to the 19th century, whilst Barn B with its unusual collar tie roof trusses is thought to be earlier, and contains other features, such as the chamfered door surrounds and mullioned windows. that might suggest a former domestic use. Phynis (near Slaidburn) is mentioned in a document dated 1672 (DDKW Box 40 Bundle C) held in the Lancashire Archives.

In the first instance the Historic Environment Team would therefore advise of the need for a Heritage Impact Assessment, addressing the issue of the date of Barn B and possible the need for original features to be repaired and/or retained within any redevelopment.

However should be Council be minded to grant planning permission, without such an assessment having been made, the Historic Environment Team would advise that the buildings be the subject of a Level III Historic Building record, as found in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016), and that such recording be secured by means of the following planning condition:

Condition: No works to the application buildings, 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 building recording to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the



Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. A copy of the resulting report shall be submitted to the Lancashire Historic Environment Record prior to the consented development coming into use.

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 CIfA 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]*".

Yours sincerely



Planning Officer (Archaeology)
Historic Environment Team