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Your ref: 3/2016/0168

Our ref: ASM/JMH/JLS

Date: 22 March 2016

FAO Robert Major

Dear Mr Macholc

Planning application 3/2016/0168: Proposed external alterations to existing residential store and change of use to self-contained holiday cottage; Knotts Farm Knotts Lane Tosside BD23 4SJ

Lancashire County Archaeology Service has looked at the documents available for the above application and note that the building proposed for conversion is thought to be the same structure as that depicted on the 1850 1st Edition Ordnance Survey 1:10560 mapping (Yorkshire Sheet 165, surveyed 1847). The building is therefore considered to be of some historical interest, showing the development of and response to changing agricultural practices and economics over time.

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'* has indicated that *"there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined."* (ibid.)

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, Lancashire County Archaeology Service would recommend that a record of the building be made prior to conversion and that such work is secured by means of the following condition:

Condition: No works 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.

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

This is in accordance with government guidance as set out in the National Planning Policy Framework, para. 141. *"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"*

Please note that the above comments have been made without the benefit of a site visit. If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely

Joanne Smith

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Specialist Advisory Services