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Your ref: 3/2017/0649

Date: 30th August 2017

FAO R major

Dear Mr Macholc,

Planning Application 3/2017/0649: Conversion of barn to dwelling. Replacement of agricultural building with garage, creation of curtilage, installation of package treatment plant and ground source heat coil; Wittons Farm, Anna Lane, Bolton by Bowland BB7 4NZ

The above planning application is for the same site proposed for conversion in applications 12/0489 and 13/0159, which were commented upon by the former County Archaeology Service.

As noted in those comments and the Heritage Statement the farmstead and barn are shown on the 1850 OS 1:10,560 mapping (sheet Yorkshire 165, surveyed 1847). The barn is said to bear a datestone of 1826 and to have been extended to the north at some time after 1909.

We would have no objection to the proposed conversion works, and know of no buried archaeological remains in its vicinity which would be impacted by the proposed package treatment plant or ground source heat coils. It is however considered appropriate for a record of the building to be made in advance of any works commencing. As such we would recommend a level 2-3 survey as set out in '*Understanding Historic Buildings*' (Historic England 2016) is required by planning condition. The following wording is suggested:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological 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. The programme of works should include the creation of a record of the building to Level 2-3 as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a full description of the building inside and out, a drawn plan, elevations and at least

one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work shall be carried out by an appropriately qualified and experienced professional historic building survey contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA, see www.archaeologists.net).

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

Note: A list of potential contractors may be found on the CIfA web site: www.archaeologists.net/RO or the directory on the BAJR web pages: <http://www.bajr.org/WhoseWho/>

This is in accordance with National Planning Policy Framework paragraph 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.

Yours sincerely

Peter Iles