

P/17/072 Application type: Full; Applicant name: Mrs R Smith; Site address: Leah's Barn, Downs St Agnes TR22 0PL

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that the application concerns the refurbishment and extension of a 19th century barn located within sight of two Grade II Listed Buildings, Tamarisk farmhouse (DCO14343; MCO58010) and another 19th century barn to the west (DCO14344; MCO58007).

Impacts upon the setting of the Listed Buildings would best be dealt with by a Historic Visual Impact Assessment, but the need for this should be dealt with by the Council's conservation advisor.

With regard to the barn itself, the proposals for re-roofing are welcome. There is little in the way of a heritage impact assessment for the proposal but mitigation for the proposal could probably be dealt with by a condition requiring an historic building survey prior to work commencing.

The potential for sub-surface impacts upon archaeology encountered during the construction of the extension are not addressed in the submitted heritage impact statement. If it is necessary to strip the footprint of the extension and/or to excavate footings trenches then it would be necessary to undertake an archaeological watching brief during these groundworks.

We recommend, if consent is given, a single archaeological recording condition of sections A-C inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:

A) No development shall take commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.]

This is in accordance with the provisions of NPPF Section 12, paragraph 141.