



Ribble Valley
Borough Council
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My reference: 3/2024/0188
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Date: 15 November 2024

Location: Former Punch Bowl Inn Longridge Road Hurst Green BB7 9QW
Proposal: Approval of details reserved by condition 2 (details of new materials to be used) from Enforcement Appeal Decision APP/Q2371/F/22/3296097.

I write in response to your application to discharge condition 2 pursuant to the enforcement appeal decision dated 3rd March 2023.

STONE AND RENDER

You will be aware that the Local Planning Authority (LPA) issued an interim response dated 31st July 2024 to confirm that the new stone and render detailing submitted is acceptable. For the avoidance of doubt the approved details are as follows:-

- Stone Sample inspected on Site on 22/07/24
- Proposed Elevations Plan Dated 31/07/24 ref 2765 BR 07 03A
- Window / Door Surround Details 02 05 2023 2765 PL 08 01
- Email From 'Bramley and Pate' Dated 31/07/24 confirming:

Following our meeting on site last week we attach a revised drawing showing the extent of walling stone from the demolitions that will be reused in the new construction elevations along with more details of the new sawn or moulded stone to be used. We confirm that if as envisaged, there is sufficient walling stone available in the material currently stored on site to build the west facing gable in this stone then this will be done. This gable had been rebuilt in the previous building using brick and block and rendered as elsewhere but it is a prominent elevation and would be more attractive if constructed in stone as the front elevation.

We confirm that all other areas of walls will be rendered in white through coloured cement render much as in the previous building most of the back of which, along with the various toilet and kitchen extensions was built in rendered brick and blockwork.

We confirm that the new stone for the sawn and moulded details etc. will be obtained from Brown Bros. (Longridge) Ltd. Leeming Quarry, Birdy Brow, Stonyhurst, Clitheroe, and be equal to the sample inspected on site.

Since that interim response, details of new material required for the roof, windows, doors, chimneys, rainwater goods and downpipes has been submitted, and I can confirm that the following is acceptable:-

ROOF

- 20 x 12 and 24 x 12 inch reclaimed grey slate samples inspected on Site on 29/10/24
- Email From 'Bramley and Pate' Dated 01/08/24 confirming *'lead or lead substitute (bearing in mind that the previous building had all its lead stolen a number of times) flashings, cornice gutter linings etc'.*
- Email From 'Bramley and Pate' Dated 01/11/24 confirming *'Following our meeting on site on Tuesday last we confirm that we shall obtain sufficient of the grey 20 x 12 and 24 x 12 second hand slates as the sample inspected on site, to cover the whole of the front elevation roof plane and the hipped end which wraps around to the east. We trust that we can obtain these from Martin Edwards' reclamation yard in Bamber Bridge where they claim to have up to 3000. For the rear roofs and for the lower part of the east elevation we will obtain what we can to be as near a match as possible but obtaining an exact match will be impossible. However the roof planes are not seen together and at the back there are a number of different planes of roof which clearly had different slates on them prior to demolition, some of which were Spanish.'*

In the event that that an insufficient quantity of the approved slate can be sourced for the entire roof, as suggested in the aforementioned email, then details of an alternative slate sample will be required to be made available to the Local Planning Authority for inspection on site prior to its use on the building.

WINDOWS

- Email From 'Bramley and Pate' Dated 01/08/24 confirming *'Windows - White painted treated softwood timber windows, form as elevations, double glazed in toughened glass to meet Building Regulations as Approved'*
- Window Details Plan 02/05/2023 ref 2765 PL 08 02 Received 01/11/24
- Email From 'Bramley and Pate' Dated 01/11/24 stating *'We confirm that the windows will be double glazed in toughened glass but done in individual panes and have no applique glazing bars.'*
- Email From 'Bramley and Pate' Dated 11/11/24 stating *'Updated list of windows -
Sash – W1, W2, W3, W4, W5, W6, W23, W24, W25, W26, W28, W30, W31, W32, W33
Casement – W18, W29, W35, W36'*
together with corresponding plan identifying said list of windows 'Proposed Elevations Plan 02/05/23 ref 2765 BR 07 03' received 11/11/24

DOORS

- Email From 'Bramley and Pate' Dated 01/08/24 stating *'Doors - Painted hardwood doors and casings, form as elevations.'*
- Email From 'Bramley and Pate' Dated 07/11/24 stating *'We also attach a photo of the former external doors that we will match'*
- Colour photograph of front elevation received 07/11/24

CHIMNEYS

- Email From 'Bramley and Pate' Dated 01/08/24 confirming *'Chimneys will be as shown on 'materials elevation' drawings, mostly stone taken from materials on site as elsewhere (some rendered) apart from two*

slim chimneys on the west and south elevations which are too slim to be built of stone and will be built of brick and rendered as elsewhere as they were in the former building.'

RAINWATER GOODS AND DOWNPIPES

- Email From 'Bramley and Pate' Dated 11/10/24 stating *'The tall part at the North East end is a lead lined moulded stone cornice and everything at the back and elsewhere was half round black UPVC gutters on a variety of mostly plastic brackets with round downpipes. The Cornice gutter is to be reproduced in stone and lead and we suggest that half round black UPVC gutters and round downpipes to match are as good as anything to make the building appear as it had before demolition.'*
- Email From 'Bramley and Pate' Dated 01/11/24 stating *'We confirm that the black UPVC Rainwater goods proposed for the new building will be Marley Flowline or their direct equivalent, as this was what was on the front prior to demolition. These will be fixed with proprietary matching upvc brackets fixed to timber packers as previously.'*
- Aliaxis 'Gutter Profile Options' sheet submitted on Site on 29/10/24 highlighting the 'Flowline Rectilinear system'

The above information is considered to satisfy condition 2 having regard to the duty under the Planning (Listed Building and Conservation Areas) Act 1990.

Nicola Hopkins

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