

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

1st July 2024

Dear Sir/Madam,

**APPLICATION FOR DISCHARGE OF CONDITIONS: To Planning Permission Reference: 3/2022/0967
Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA**

I have today submitted an application seeking to discharge condition numbers 3 (Materials), 4 (Historical Record) and 8 (Render Details) attached to planning permission reference 3/2022/0967.

This application is supported by the following relevant submission documents:

- Cond. 3 - Materials Specification – prepared by Pringle Homes
- Cond. 4 – Historic Building Survey Report – prepared by Allen Archaeology (AAL2024035 – March 2024)
- Cond. 8 - Proposed Render Works – prepared by Pringle Homes

The application is submitted via the planning portal and payment of the requisite application fee has also been made via the planning portal – ref. PP-13112842

Condition 3 (Materials)

Condition 3 of the Listed Building Consent requires precise details and samples of all new and replacement elements, including walls, roofing, windows, door surrounds, lintels, jambs, mullions and heads.

Accordingly, the applicant has prepared a detailed materials specification document which outlines the specific design and application of external render, and the works proposed in relation to the stonework surrounds, windows and door repair/replacement works. Each element of work outlined within the materials specification is supported by a visual example, along with exact specification relating to the colour and style of the replacement elements.

The materials specification produced is considered sufficiently precise, illustrative and robust to enable the prompt discharge of this condition. If officers have any queries or wish to view physical samples of any of the proposed materials, please contact me.

Condition 4 (Historical Record)

The condition requires a Level 3 archaeological building recording for the farmhouse on-site, and level 2 recording for any 19th century ancillary buildings in line with Historic England '*Understanding Historic Buildings*' (2016), to be implemented prior to commencement of development.

Allen Archaeology duly undertook a historical building survey in January 2024 and prepared a detailed Historic Building Survey Report (AAL2024035 – March 2024). The survey comprised 7 buildings on site, with a detailed photographic record compiled of all building elevations and features, and a detailed building history subsequently recorded within the accompanying Report.

The historical survey and report is considered robust, with due regard to relevant Historic England guidance to allow for the discharge of this condition.

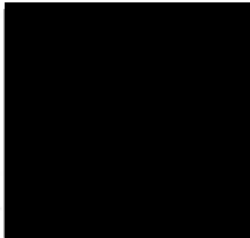
Condition 8 (Farmhouse Render Details)

In line with the requirements of condition 8, Pringle Homes have prepared a detailed method statement relating to the extent of, and method of replacement of the existing farmhouse render. The method statement details:

- method of working and mixing, application and finishing of the replacement render
- diagrams of the extent of render replacement
- specifications of the render to be applied to the farmhouse
- photographic record of the condition of the existing render

I look forward to receiving confirmation that the application has been received and validated, however should you require any further information or clarification please do not hesitate to contact me.

Kind regards,



Benjamin Brumby
Planner
For and behalf of Maybern Planning and Development