



Planning Section  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA  
22<sup>nd</sup> November 2024

To whom it may concern,

We present the enclosed application for the extension of the existing listed Farmhouse at Alder House Farm near Bolton-by Bowland.

This submission follows pre-application discussions following the submission of pre-application RV/2023/ENQ/00031 submitted on 25<sup>th</sup> March 2024 and meetings held both on-site and in person between representatives from the client, agent, Ribble Planning and Growth Lancashire. This application also following planning and listed building consent applications 3/2024/0688 and 3/2024/0689 which were submitted August 2024.

The extent of works in this application amalgamates the inclusions of the previous submission with the inclusion of a sensitive introduction of an extension to the west of the main farmhouse to provide a space suitable for contemporary living with as little intervention to the main Farm House as reasonably achievable. This submission also includes the application for heritage rooflights on the rear elevation of the property.

Proposed Works per Previous Application:

Repointing  
Removal of Non-Original Cementitious Floors  
Repair of Render  
Repair of Damaged/Rotten Windows  
Reinstating Buildings Weathertightness and Allowing Appropriate Time to Dry Out  
Master Plaster Repairs  
Roof Repair, Replacement of Rotten Softwood Non-Traditional Timbers with English Oak  
Leadwork/Roof Repairs  
Repair Bowing Rear Wall  
Repair Floor Joists  
Minor Internal Layout Alterations  
Insulating Thermal Envelope to Permit Renewable Incentives

We look forward to progressing with this project and to continuing an open dialogue with the team at Ribble Valley and their consultees.

Yours Sincerely

Lauren McIntyre  
Trail Architects