

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

Our ref: AP24044

23<sup>rd</sup> January 2025

Dear Sir / Madam,

**VARIATION OF CONDITIONS 2 ON PLANNING PERMISSION 3/2020/1059 AND 3/2020/1060.  
STANLEY HOUSE, PRESTON NEW ROAD, MELLOR, BB2 7NP**

Atticus Planning is retained by Monte Blackburn Ltd to submit an application under Section 73 of the Town and Country Planning Act 1990 and Section 19 of the Listed Buildings and Conservation Areas Act 1990 to vary the wording of Conditions 2 on planning permission 3/2020/1059 and Condition 2 on Listed Building Consent ref. 3/2020/1060.

The application is submitted to Ribble Valley Borough Council as the local planning authority (LPA) and relates to Stanley House, Preston New Road, Mellor, BB2 7NP.

Planning permission 3/2020/1059 was granted on 11th August 2021 for *"New development (to replace approved but unbuilt development from 2008 planning consent) including: New Spa and Leisure Complex, Banquet Hall, Extensions to Existing Hotel Entrance and Restaurant, New Bedroom Block, Extended Car Park, Amendment of Internal Access Road, Rerouting of Park Public Right of Way and Enhancement of Existing Section of Right of Way, New Hard and Soft Landscaping and Tree Planting"* and the corresponding Listed Building Consent ref. 3/2020/1060 which was approved on 30<sup>th</sup> 07/2021.

Following the grant of permission, development commenced on 18<sup>th</sup> December 2023. A Lawful Development Certificate was issued on 4<sup>th</sup> July 2024 under application ref. 3/2024/0379, which confirmed that a material operation had occurred, which lawfully commenced planning application ref. 3/2020/1059.

Moreover, with construction works set to start imminently and having reviewed the approved drawings, the applicant would like to make some minor design changes, which can be summarised as follows:

- Increase size of bedroom block from 2,949sqm to 3,029.9sqm. An overall increase of 80.9sqm;

- Increase in height of the overall building by 0.6m to accommodate increased footprint of building;
- **South western elevation –**
  - Replacement of approved bronze / copper cladding with timber cladding;
  - Removal of a small section of sedum roof.
- **South eastern elevation –**
  - Increase of first floor window provision from twelve to fifteen;
  - Increase of ground floor window provision from five to eight and an additional door;
  - Increase of lower ground floor window and door openings from two to six;
  - Removal of small section of sedum roof and bronze / copper cladding.
- **North eastern elevation –**
  - Increase in first floor window provision from three to four;
  - Additional window proposed to first floor and reduction in window;
  - Reduction in door openings to the lower ground floor from seven to six;
  - Removal of small section of sedum roof and bronze / copper cladding.
- **North western elevation –**
  - Increase in first floor window provision from five to ten;
  - Increase in window and door openings from five to nine;
  - Removal of small section of sedum roof and bronze / copper cladding;
  - Replacement of bronze / copper cladding with timber cladding.
- **North eastern elevation –**
  - Replacement of bronze / copper cladding with timber cladding.
- **South Western elevation –**
  - Repositioning of location of window and door openings to first and ground floor;
  - Removal of small section of sedum roof and bronze / copper cladding.

No changes are proposed to the building's materials, which maintains random stone work, rustic facing bricks and composite oak timber cladding stone to the ground floor. Its position within the plot also remain unchanged; the alterations are limited to the placement and design of window and door openings and the removal of some features such as copper cladding and sedum roofs. As a result of the alterations, all habitable rooms maintain good levels of natural daylight.

Moreover, the proposed changes would not undermine the acceptability of the consented development, which remains fundamentally the same as originally approved and continues to comply with relevant planning policies and material considerations. The design alterations are minor in scale, will result in improvements to the provisions of the and accord with the scheme's consented character and scale.

**The following plans which were included within Condition 2 attached to application ref. 3/2020/1059 and LBC ref. 3/2020/1060 are sought to be replaced:**

**Approved Plans – Condition 2 (ref. 3/2020/1059 & 3/2020/1060):**

- 20.105.02.001A - BEDROOMS - proposed lower ground floor and ground floor plans
- 20.105.02.002A - BEDROOMS -proposed first floor plan
- 20.105.02.003B - BEDROOMS -proposed elevations 1 of 2
- 20.105.02.004B - BEDROOMS -proposed elevations 2 of 2
- 20.105.02.008A - BEDROOMS - roof plan

**To be replaced with the following plans:**

- 20.105.02.018A - BEDROOMS - proposed lower ground floor and ground floor plans
- 20.105.02.019A - BEDROOMS -proposed first floor plan

20.105.02.003D - BEDROOMS -proposed elevations 1 of 2

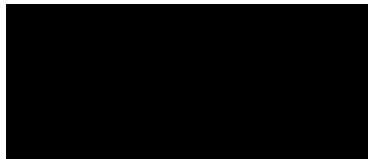
20.105.02.004D - BEDROOMS -proposed elevations 2 of 2

Following on from the above, it is requested that Condition 2 is updated to reference the revised drawings.

The application should therefore be approved, having regard to the statutory obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Should the LPA require any further information please do not hesitate to contact me.

Yours faithfully,



**Rachael Leather MRTPI**

**Planner**