

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

Date 27th January 2025  
Ref 2448.corr.RVBC.250127

Dear Sir/Madam,

**2448 Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL  
Application ref.3/2022/1165 and 1166**

Stanton Andrews is retained by Mr Chris Heys ('the applicant') to progress a variation of a condition application to vary condition no.2 pursuant to planning applications ref.3/2022/1165 and 1166.

Subsequent to the above planning decisions for the proposed works at Lower Reaps Farm our client has purchased the property and is now looking to progress with the development. The previous proposals have been reviewed, and a few minor amendments have been proposed mainly concerning the farmhouse.

Please find attached the following information relating to the variation application: -

1. Drg.no.2448/ex.02 rev.A - existing farmhouse  
(to replace Drg.no.6590-E03 Existing Farmhouse Floor Plans and Elevations)
2. Drg.no.2448/pl.01 rev.A - proposed site plan  
(to replace Drg.no.6590-P01-rev.E Proposed Site Plan)
3. Drg.no.2448/pl.03 rev.A - proposed plans - unit no.3 and no.4  
(to replace Drg.no.6590-P03-rev.B Proposed Farmhouse Floor Plans and Elevations)
4. Drg.no.2448/pl.04 rev.A - proposed elevations – unit no.3 and no.4  
(to replace Drg.no.6590-P04-rev.C Proposed Barn Floor Plans and Elevations)
5. Drg.no.2448/pl.08 rev.A - proposed site plan – curtilage  
(to replace Drg.no.6590-P08-rev.A Curtilage Drawing)
6. Structural Appraisals of Farmhouse and Store 1 - prepared by Philip Wright Associates Ltd  
(to replace Structural Engineer's Report 16<sup>th</sup> June 2022)

The current proposals include a number of minor amendments to the scheme previously approved including the following: -

## 1. Unit allocation

The existing farmhouse building can be read as 3no. distinct parts as described in detail in the heritage statement accompanying the original applications.

- i. The original farmhouse - approx.50% of the current building to the east
- ii. Historic extension to the farmhouse - approx.25% to the west of the original farmhouse
- iii. The hayloft building - approx.25% to the west.

These 3no. separate parts can be clearly understood both to the plan and to the elevations. Externally, existing quoins and vertical joints illustrate and define the growth of the property.

The current proposals create two similarly sized houses by re-establishing the original farmhouse plan size. Unit no.3 will comprise the hayloft and historic farmhouse extension, and unit no.4 will be the original farmhouse.

Internally, alterations will be minimal mainly affecting recent stud partitions which subdivided the chambers of the original house. Wherever possible original openings will be used.

The staircase to unit no.4 (the farmhouse) has been relocated, returning it to our understanding of its original position. It now addresses the historic entrance area, allowing the original rooms to be re-established.

## 2. Structural Survey

The structural survey that accompanied the original application commented only on the barn building – no structural information appears to have been provided for the farmhouse or the neighbouring outbuilding.

Therefore, our client has instructed Philip Wright Associates Ltd to undertake structural surveys for the farmhouse and outbuilding, copies of which form part of this submission. Whilst parts of the works highlighted in the report may be considered as 'repairs and maintenance' works to the existing fabric (i.e. not requiring planning permission), it is considered prudent to include these reports as part of the current submission.

The 'summary and recommendations' of the structural report for the farmhouse includes the following comments: -

- i. *The property has suffered from significant movement to the rear wall [north elevation] which is outside of acceptable limits and with this regard, it will be necessary for the whole of the rear elevation, including the rear wall to the barn, to be taken down and rebuilt.*
- ii. *The chimney to the right hand elevation [east elevation] has a considerable outward bow and is of more recent construction and due to the extent of the lateral deformation, is required to be taken down.*
- iii. *All the lintels are required to be replaced as these are likely to be timber, and the hayloft floor to the left hand side is required to be replaced.*
- iv. *The first floor has a considerable slope outside of acceptable limits and I would consider that the whole of the floor is required to be replaced.*
- v. *The roof in its entirety would be required to be replaced.*

3. Openings

The heritage statement accompanying the previous application noted a number of historic openings that had been 'blocked up'. Since purchasing the property, our client has commissioned a full measured survey of the existing farmhouse and our drawing drg.no.2448/ex.02 shows these historic openings. The scheme submitted as part of this application allows for these windows and doorways to be opened up and re-established.

Please get in contact if you would like to discuss the proposals submitted as part of this application.

We trust the above information is to your satisfaction.

Yours sincerely

Neil Andrews RIBA  
for and on behalf of Stanton Andrews Ltd

copy      client