

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

LISTED BUILDING CONSENT

**APPLICATION NO:** 3/2025/0089

**DECISION DATE:** 13 June 2025

**DATE RECEIVED:** 12/02/2025

**APPLICANT:**

Mr Heys  
Whinney Lane Barn  
Whinney Lane  
Mellor  
BB2 7EH

**AGENT:**

Mr Neil Andrews  
Stanton Andrews Architects  
44 York Street  
Clitheroe  
BB7 2DL

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**PARTICULARS OF  
PROPOSED WORKS:**

Variation of condition 2 (approved plans) of listed building consent 3/2022/1166 for proposed refurbishment of existing farmhouse, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.

**AT:** Lower Reaps Farm Whinney Lane Mellor BB2 7EL

Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

- 1 The development hereby permitted shall be commenced by 23 September 2026.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed in the following plans and documents:

Planning ref: 3/2025/0089

Location Plan scale 1:2500 Rev A  
Amended Proposed Site Plan PL.01 Rev B (received 5 June 2025)  
Proposed Curtilage Plan PL.08 Rev A  
Landscaping Plan PL.14 Rev A (received 5 June 2025)  
Amended Proposed Elevations PL.04 Rev B (received 8 May 2025)  
Amended Proposed Floorplans PL.03 Rev B (received 8 May 2025)  
Existing Floorplans and Elevations EX.02 Rev A  
Supplementary Report on North Wall to Farmhouse dated 7th May 2025  
Updated Structural Appraisal of Farmhouse dated January 2025  
Updated Structural Appraisal of Store 1 dated January 2025

Planning ref: 3/2022/1166

6590-P04C Proposed Barn Floor Plans and Elevations  
6590-P06 Proposed Access Track  
VN232589-D100 Visibility Splay  
Bar Survey Report and Method Statement (Bats) 19.09.2022

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

- 3 Notwithstanding the submitted plans, the following details, including samples, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:

- Details of new windows door and openings to North elevation and windows to be in-filled including reveals;
- Details of lintels and cills;
- Details of walling of lean-to extension (including full details of stone and mortar)
- Details of internal wall finishes (including lining and insulation);

The approved details shall be implemented within the development in strict accordance with the approved details.

The external stonework on those elevations other than the lean-to extension and north elevation, external and internal floor surfaces and rain water goods shall be implemented in accordance with the approved details outlined within the 'Materials Condition Statement' submitted for discharge of condition application ref: 3/2025/0271.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

- 4 No development shall commence until a detailed methodology of how the works relating to the demolition and re-build of the rear wall will be sensitively undertaken, including how it will be taken down, stored and any additional materials required has been submitted and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved methodology.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed building, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

- 5 All new and replacement windows and doors shall be constructed in timber and shall be implemented in accordance with the approved details partially discharged under planning ref: 3/2025/0271.

The approved windows and doors shall be implemented within the development in strict accordance with the approved details and shall thereafter be retained in perpetuity.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

- 6 The rooflights hereby approved shall be implemented in accordance with the approved details outlined in the 'Proposed – section details, plan ref dis.01' submitted for discharge of condition application ref: 3/2025/0271 and shall thereafter be retained in perpetuity.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

- 7 The development shall be carried out in strict accordance with the approved section drawing (drawing ref: dis.01 Rev A) partially discharged under discharge of condition ref: 3/2025/0271.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and in order to safeguard the special architectural and historic interest of the listed buildings, the character and appearance of the area.

- 8 The development shall be implemented in accordance with the approved Written Scheme of Investigation submitted for discharge of condition application ref: 3/2025/0271 and the dwellings shall not be occupied until a digital copy of the Building Recording Report be placed in the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

- 9 The development shall be implemented in accordance with approved drawing ref DIS.03 Rev A submitted for discharge of condition ref: 3/2025/0271 in relation to the proposed meter boxes.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed building, the heritage assets and the character and appearance of the area.

- 10 Prior to commencement of any site works including delivery of building materials and excavations all trees to be retained shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction].

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

Reason: In order to ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded protection from the potential adverse effects of development.

- 11 No demolition, ground works, site / vegetation clearance or construction shall commence until the Local Planning Authority has been provided in writing with either:

- a licence issued by Natural England pursuant to Regulation 39 of the Conservation of Habitats and Species Regulations 2010 in respect of the likely harm to bats as a result of the development authorising the specified activity / development go ahead; or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

The development shall be carried out in strict accordance with the reasonable avoidance measures and enhancements set out in the bat survey report submitted with the application dated 19.09.2022 and with any other mitigation measures identified in the license.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and Section 15 of the National Planning Policy Framework.

- 12 No external lighting shall be installed on the dwellings hereby approved until details of a scheme for any external building lighting/illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include the location, design, surface finish, luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The development shall be carried out strictly in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed building and to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

*Nicola Hopkins*

**NICOLA HOPKINS**  
**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444

5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

#### **Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.