

Nicola Hopkins  
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Your ref: 3/2025/0213, 0214  
Our ref: 3\_2025\_0213-0214-LCC2  
Date: 25<sup>th</sup> February 2026

## **FAO S Kilmartin**

Dear Ms Hopkins,

**Applications 3/2025/0213: Proposal: Approval of details reserved by conditions 3 (walling and roofing materials), 4 (specifications of proposed windows and doors), 5 (conservation roof lights), 6 (boundary treatments), 7 (archaeological investigation), 8 (lighting), 10 (parking and turning), 11 (landscaping), 12 (biodiversity gain plan) and 13 (habitat management and monitoring) of planning permission 3/2024/0439.**

**AND**

**3/2025/0214: Approval of details reserved by conditions 3 (walling and roofing materials), 4 (specifications of proposed windows and doors), 5 (conservation roof lights), 6 (boundary treatments), 7 (archaeological investigation), 8 (staircase) and 9 (lighting) of Listed Building Consent 3/2024/0440.  
Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR**

Further to our previous letters concerning this development site I can now inform you that I am in receipt of both a Historic Building Record report for the building (The Archaeology Co., March 2025), and a Watching Brief report (The Archaeology Co., February 2026) for works inside and outside the building.

Both the reports show the required works have been undertaken appropriately. If the applicants can confirm that no further significant works are required on site, then I can recommend that the reports be accepted and the planning condition be discharged when a formal application is received.

Yours sincerely

*Peter Iles*

Peter Iles  
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Historic Environment Team

