



Ribble Valley  
Borough Council  
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Date: 15 April 2025

Location: Duke of York Inn Grindleton Brow Grindleton BB7 4QR

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 (staircase) and 9 (lighting) of Listed Building Consent 3/2024/0440.

I write in response to your application to discharge the conditions pursuant to planning approval

Condition 03 is partially discharged insofar that submitted details in relation to the proposed walling and roofing materials including details of all proposed window and door surrounds, jambs, mullions, sills and heads are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Materials Drawing: Stans/01 - Dwg 01

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 04 is partially discharged insofar that submitted details in relation to the specifications of proposed windows and doors including elevational cross-sections, glazing type, opening mechanism and surface finish are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Window and Door Specification: Stans/01 - Dwg 02

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 05 is partially discharged insofar that the submitted details in relation to the proposed rooflights are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Rooflight Specification Drawing: Stans/01 - Dwg 03

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 06 is partially discharged insofar that the submitted details in relation to the boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Landscaping Plan and Boundary Treatments: Stans/01 - Dwg 04 A

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 07 is partially discharged insofar that the submitted details in relation to the proposed Written Scheme of Investigation is considered acceptable and satisfies the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Written Scheme of Investigation (January 2025)

The condition can only be partially discharged at this stage insofar that the condition requires that the archaeological investigation and recording works must be carried out in accordance with the agreed written scheme of investigation, the result of which shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the development hereby approved being first brought into use.

Condition 08 is partially discharged insofar that the submitted details in relation to the proposed replacement internal staircase are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Replacement Staircase Details: Stans/01 - Dwg 08

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

Condition 09 is partially discharged insofar that the submitted details in relation to the proposed external building and/or ground mounted lighting/illumination to be erected are considered acceptable and satisfy the requirements of the condition.

For the avoidance of doubt the agreed details are as follows:

Landscaping (and lighting): Stans/01 - Dwg 05 A

The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details.

*Nicola Hopkins*

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

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