

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

Date 11<sup>th</sup> April 2025

Ref 2448.corr.RVBC.250411LBC

Dear Sir/Madam,

**Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL**

Stanton Andrews is retained by Mr Chris Heys ('the applicant') to progress with an 'Approval of details reserved by a condition (discharge)' application pursuant to Listed Building Consent application ref. 3/2022/1166. This application is intended to discharge the conditions listed below; all relevant information has been submitted to Ribble Valley Borough Council via the Planning Portal alongside this letter.

**Condition no.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 windows, doors and openings to be in-filled including reveals;
- Details of windows, doors and openings to be created;
- Details of walling (stone and mortar) and roofing materials;
- Details of external and internal floor surfaces (including colour and texture); and
- Details of rainwater goods (cast iron or aluminium heritage style in black).

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

Please refer to Materials Condition Statement and Drg. Ref. 2448/dis.01 'Proposed - Section Details' for information.

**Condition no.4**

*'All new and replacement windows and doors shall be constructed in timber, of which precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.*

*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.'*

Please refer to Drg. Ref. 2448/DIS.01 'Proposed - Section Details' for information.

Condition no.5

*'Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the conservation type, recessed with a flush fitting, details of which shall be submitted to and approved by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.'*

Please refer to Drg. Ref. 2448/DIS.01 'Proposed – Section Details' for information.

Condition no.6

*'Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the buildings hereby approved shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rainwater goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.'*

Please refer to Drg. Ref. 2448/DIS.01 'Proposed – Section Details' for information.

Condition no.7

*'No development, site clearance/preparation, or demolitions shall take place until the applicant ... has secured the implementation of a programme of building recording and analysis'*

An 'Archaeological Building Recording Written Scheme of Investigation' has been prepared by Greenlane Archaeology to address this condition.

Condition no.8

*'Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the details shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that are afforded a high level of visibility. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.'*

Please refer to Drg. Ref. 2448/DIS.03 'Proposed - Plans and Elevations – Meter Boxes'. As per the condition above, the meter boxes are to be located away from primary elevations and out of areas with a high level of visibility.

We trust the information submitted is to your satisfaction and look forward to receiving confirmation of the application's registration.

Yours faithfully

Henry Cahill  
for and on behalf of Stanton Andrews Ltd