



Ribble Valley  
Borough Council

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Date: 21 May 2025

Location: Lower Reaps Farm Whinney Lane Mellor BB2 7EL

Proposal: Approval of details reserved by conditions 3 (materials), 4 (window and door specifications), 5 (details of roof lights), 6 (sections), 7 (building recording and analysis), 8 (external meter boxes) of listed building consent 3/2022/1166.

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

**Condition 3 (materials)** - A Materials Condition Statement has been provided and the Heritage and Conservation Officer at Growth Lancashire have provided comments.

- The proposed windows will be of hard wood frames and the photo provided is of a one over one sash window. The approved plans noted that the existing windows were to be cleaned down, repainted and repaired as required; with only new windows to be timber casement windows to match existing with thin double-glazed units. As such, the proposed details for the new windows (only) are acceptable.
- The proposed doors will be made of hard wood and painted; the finish is to match hard wood windows, and the material and design acceptable.
- The photographic sample of the stonework for the walls, which is to match the existing and any new stone to be locally sourced / reclaimed is acceptable, however the proposed mortar mix details for any repointing has not been provided. This is not acceptable and is required to be submitted.
- The proposed internal and external floor treatments are satisfactory and considered acceptable.

- The proposed roof finish is to be of a blue/grey natural slate to suit locality - slates to be UKCA marked which confirms they have been tested to BS EN 12326 and are grade T1 classification and are acceptable.
- The aluminium rainwater goods in heritage black are acceptable
- No details have been provided of the opening to be in-filled including reveals. Blocked up entrances should be set back in the reveal; this is to evidence the former opening, to allow the building still to be read and understood. These details are required to be submitted.
- No material details for lintels and cills have been provided. These details are required to be submitted.

As such, Condition 3 **cannot** be discharged until the further information identified above is submitted.

**Condition 4 (window and door specifications)** - The submitted details of any replacement and new windows are to be timber framed slimline double glazed sash windows (as described above one over one) as noted on drawing ref: dis.01 and the Materials Condition Statement. The proposed windows are acceptable, and Condition 4 can be partially discharged insofar that 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.

**Condition 5 (details of roof lights)** - The submission includes a proposed section drawing (drawing ref: dis.01) which notes that the proposed rooflights will be conservation rooflights and will be installed flush with the roof 'between the rafter installation'. This is acceptable and Condition 5 can be partially discharged insofar that the approved rooflights shall be implemented in strict accordance with the approved details and shall thereafter be retained in perpetuity.

**Condition 6 (details of rooflights)** - The Section details outlined in drawing number: dis.01 are considered to be acceptable. Condition 6 can therefore be partially discharged insofar that the development is required to be carried out in strict accordance with the approved details

**Condition 7 (building recording and analysis)** - Condition 7 can be partially discharged as the submitted WSI is appropriate for the level of work the Historic Environment Unit at Lancashire County Council indicated should be carried out prior to the proposed development. As such, the condition can be partially discharged to enable work to be carried out but Condition 7 cannot be fully discharged until the Building Recording Report is submitted.

**Condition 8 (external meter boxes)** - The design and location of the proposed meter boxes as indicated in drawing ref: dis.03 is acceptable. Condition 8 can therefore be partially discharged insofar that the development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

*Nicola Hopkins*

**NICOLA HOPKINS  
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