

Ribble Valley Borough Council
Council Offices
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BB7 2RA

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Your ref: 3/2025/0376
Our ref: 3/2025/0376/HDC/KW
Date: 02 June 2025

Location: Crow Trees Farmhouse Crow Trees Brow Chatburn BB7 4AA
Proposal: Proposed repair and refurbishment of Grade II Listed Crow Trees Farmhouse, including internal alterations and reconfiguration; 3 flush fitting conservation roof lights; replacement external windows and doors; 1 new window opening to west elevation; extension of existing outbuilding/cartshed to form garage; repairs to coal shed and arbour; repairs to external grounds.
Grid Ref: 376774 444018

Dear Stephen Kilmartin

With regard to your consultation letter dated 15 May 2025, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

The proposal is for the repair and refurbishment of Grade II Listed Crow Trees Farmhouse, amendments to a number of outbuildings and the external grounds. The development will include amendments to the existing cartshed to form a garage. The existing off-street parking provisions remain unaltered, and the development will include a new garage; as such, the dwelling has acceptable off-street parking provisions. The development will also not increase the number of bedrooms within the dwelling as such, the effect of the development on the operation of the local highway network would be negligible.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
W: <http://www.lancashire.gov.uk>