



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
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My reference: 3/2025/0477
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 23 July 2025

Location: Writtenstone Farm, Writtenstone Lane, Longridge, PR3 2ZN.

Proposal: Approval of details reserved by conditions 3 (joinery details), 4 (stone door and window surrounds), 5 (rainwater goods), 6 (repointing), 7 (roof slates) and 8 (rooflights) of Listed Building Consent 3/2024/0623

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

Condition 3 (Joinery details) is partially discharged insofar that the submitted details are considered acceptable as follows:

Barn 1

- Proposed Ground Floor Plan Drawing No: 001
- Proposed First Floor Plan Drawing No: 002
- Proposed Elevations Drawing No: 003
- Door Details 1 Drawing No: 004
- Door Details 2 Drawing No: 005
- Door Details 3 Drawing No: 006
- Door Details 4 Drawing No: 007
- Door Details 5 Drawing No: 008
- Door Details 6 Drawing No: 009
- Door Details 7 Drawing No: 010
- Window Details 1 Drawing No: 011

- Window Details 2 Drawing No: 012
- Window Details 3 Drawing No: 013
- Window Jamb/Head Details 1 Drawing No: 014
- Window Jamb/Head Details 2 Drawing No: 015

Outbuilding 2

- Plan Drawing No: 016
- Elevations Drawing No: 017
- Details Drawing No: 018

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 4 (Stone door and window surrounds) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Stone Spec and example May 2025

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 5 (Rainwater goods) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Rainwater Goods Spec May 2025

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 6 (Repointing) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Sample Photos May 2025 (Sample images of re-pointing in lime)

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 7 (Roof slates) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Sample Photos May 2025 (Sample of replacement slate)

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Condition 8 (Roof lights) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Roof Light Spec May 2025
- Roof light sizes as follows:-
 - 780x1398 roof lights (x 4) to the North-western roof slope
 - 550x978 roof lights (x 5) to the South-eastern roof slope

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:

Mr and Mrs D Norris
41 Dilworth Lane
Longridge
Preston
PR3 3ST

Agent:

Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe
BB7 4TU

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444

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5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.