

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

Date 7th August 2025

Ref 2450.corr.RVBC250807

For the attention of Maya Cullen,

Dear Maya,

Barn at Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL

Application references 3/2025/0507 and 0508

We have been reviewing the consultation responses for the above applications received on RVBC's planning website. It is noted that no objections have been raised to the proposals from Historic England and from the local Parish Council.

A response date 29.07.25 is recorded from the Council of British Archaeology (CBA), below we have commented on the matters raised.

1. Significance

The significance of the barn and its relationship to the farmhouse are acknowledged. The heritage report accompanying the application comments on this matter. Please let us know if further information/clarification is needed.

ii. Comments

It is pleasing to note that CBS support the principle of the proposed conversion.

The CBA comment on proposed south facing openings and state the opinion that they 'erode the agricultural character of the building'. Following discussion with our client, the decision has been taken to further reduce the width of the proposed openings to now match the width of the existing openings to the neighbouring outbuilding. Dressed stone surrounds to the openings will be detailed to match the existing surrounds to door openings to the barn. The proposed openings will be fitted with 'French' style doors and not 'bifold' doors as suggested in the CBA correspondence. The proposed doors will be in keeping with the barn and setting whilst allowing access from the family room and principal bedroom to the garden. The reduced width will also help address the 'glare' suggested in the CBA correspondence.

Therefore please find attached amended copies of the following drawings and would request that these replace the drawings previously provided for above applications

Drg.no.2450/11 revision B

proposed - plans

Drg.no.2450/13 revision B

proposed - south and west elevations

iii. Proposed Construction

The CBA helpfully comment on their preferred construction methodology when working with historic buildings. They also acknowledge that no details of proposed construction methodology have been provided which is not unusual for a project at planning stage (we would note that the previous approved proposals for the farmhouse and the barn were not required to provide this information). We will take these matters will be taken into consideration when detailed construction drawings are prepared.

We trust this is to your satisfaction.

Yours sincerely,

Neil Andrews RIBA

for and on behalf of Stanton Andrews Ltd

email copy Maya Cullen, Applicant