

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

Date 27th August 2025

Ref 2450.corr.RVBC250827

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

Further to your email dated 26.08.25 commenting on the above applications and also enclosing a copy of Northern Powerhouse's conservation comments (dated 07.08.25). We have reviewed the comments made and would note the following: -

1. *'I have some concerns on the width and extent of the areas of glazing and doorways to the south elevation'.*

It is our understanding that Northern Powerhouse's comments were based on the application as originally submitted. Our correspondence dated 07.08.25 (responding to The Council of British Archaeologists' observations) commented on this matter in detail and proposed reducing the sizes of these openings - further copies of this correspondence and associated drawings are attached.

2. *'The proposed doorway in the north elevation would read better as a more simple vertical plank design with small handle to retain its agricultural character'.*

It is noted that the treatment of the north elevation is practically identical to the previously approved scheme (the current scheme actually has less glazing). The door openings are already shown with a 'vertical plank design' as suggested.

3. *'The amount of rooflights should be reduced if possible, to avoid an overly cluttered effect. Given the roof is corrugated sheeting, larger rooflights may read better than several smaller ones'.*

The existing roof covering is a 'Heath Robinson' collection of slates, stone flags, corrugated sheet and insitu concrete - not solely corrugated sheet as suggested in Northern Powerhouse's comments. The use of slates and conservation rooflights follows the previous approved scheme. Larger rooflights could be substituted for the conservation type rooflights if the planning officer considered this to be more appropriate.

4. *'I am slightly concerned at the scale of the garage and the regularly spaced modern garage openings and the domesticating effect this will have on the barn, and the impact on the listed farmhouse, due to its scale. If the amount of openings and scale could be reduced this would reduce the harm'.*

Following these comments (and the comments in your email), the design of the garage has been reviewed and revised. The size of the block has been reduced and the door openings reconsidered with a more agricultural character.

It must also be noted that only the farmhouse is listed (not 'both listed buildings' as stated in Northern Powerhouse's comments) - the listed building application is only required as the barn is within the curtilage of the listed farmhouse.

5. *'The stone facing and natural slate roof will help this assimilate into the setting of both listed buildings'.*

It is understood that Northern Powerhouse support the proposed treatment of the proposed garage block.

6. *'The hardstanding also seems to occupy a fairly large area. If there is potential for this to be reduced along with the garaging, this would help reduce impacts'.*

The revised proposals address this concern, showing reduced areas of hardstanding and a smaller garage block.

Your email dated 26.08.25 also raises a few comments which we've responded to below: -

- a. Your email expresses a preference for the removal of the garage block. Whilst the current proposals include a redesigned, smaller garage block this could still be removed if it was a 'deal breaker'. We understand that you will be in contact should the inclusion of the redesigned garage still be problematic.
- b. The parking spaces associated with the neighbouring farmhouse have been removed from the site plan to avoid possible confusion.
- c. Drawing no.2450/15 demonstrates that the proposals do not impact on more than 25sqm of on-site habitat. Therefore, it is taken that a BNG assessment is not required.

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