

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
12 August 2025

## **MATERIALITY STATEMENT**

**TO SUPPORT THE DISCHARGE OF CONDITIONS APPLICATION (APP3/2025/0133)  
AT  
LOFT SHAY FARM (MOON BARN)  
CLITHEROE ROAD  
KNOWLE GREEN**

### **Condition 3**

*Notwithstanding the submitted details/approved plans, prior to the commencement of development, details or specifications of all materials to be used on the external surfaces of the detached garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority.  
REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area in accordance with Key Statement EN2 and Policies DMG1, DMG2 and DMG5 of the Ribble Valley Core Strategy.*

### **Confirmation**

**To be read with the approved amended Proposed Elevations drawing ref: A2.2 Revision D  
(received 7 July 2025)**

**The building has been designed to complement the former barn and has therefore it has a traditional aesthetic.**

**The materiality is a random stone finish with natural stone arches over the garage doors and a natural slate roof. The stone will complement the barn. The slate will match the barn.**

**The windows and doors are to be timber to match the barn in both colour and materiality.**