



Planning Section
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA
20th August 2025

To whom it may concern,

We present the enclosed application for the repair and conversion of the existing Field Barn at Alder House Farm near Bolton-by Bowland, situated adjacent to the listed Farmhouse building, forming part of the established historical cluster of buildings in the farmstead. This submission follows pre-application discussions following the submission of pre-application RV/2023/ENQ/00031 submitted on 25th March 2024 and meetings held between representatives from the client, agent and Ribble Valley Planning Department.

The extent of works in this application include the sensitive repair and minimal conversion proposed for the adaptive reuse of the existing barn to provide a space suitable for use as a dwellinghouse with as little intervention to the stone barn as reasonably achievable.

Proposed Works Generally:

Repointing
Repair of Damaged/Rotten Windows
Reinstating Buildings Weathertightness and Allowing Appropriate Time to Dry Out
Roof Repair, Replacement of Rotten Softwood Non-Traditional Timbers with English Oak
Leadwork/Roof Repairs
Repair of External Walls
Repair Floor Joists
Minor Internal Layout Alterations

We look forward to progressing with this project and to continuing an open dialogue with the team at Ribble Valley and their consultees.

Yours Sincerely

Rozalina Hristova
Trail Architects