



Ribble Valley  
Borough Council  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Ribble Valley Borough Council  
Council offices  
Church Walk  
CLITHEROE  
BB7 2RA

My reference: 3/2025/0797  
Direct Dial: (01200) 425111  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)  
Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)  
Date: 06 November 2025

Location: Mulberry Grange, Cross Hill Lane, Rimington, BB7 4EE.

Proposal: Approval of details reserved by condition 5 (material samples for window cills) and 6 (material samples for window frames) of planning permission 3/2025/0118.

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

**Condition 5 (Material samples for window cills)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Application form (New natural stone window cills to match existing)
- Stone Lintels Photograph
- Vertical Window Detail Sheet 1 of 2 Drawing No: 24046\_PL(32)102
- Vertical Window Detail Sheet 2 of 2 Drawing No: 24046\_PL(32)103

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

**Condition 6 (material samples for window frames)** is partially discharged insofar that the submitted details are considered acceptable as follows:

- Application form (New timber window frames painted in Farrow & Ball Old White Number 04)
- Photo (showing existing window frame design and colour)
- Vertical Window Detail Sheet 1 of 2 Drawing No: 24046\_PL(32)102
- Vertical Window Detail Sheet 2 of 2 Drawing No: 24046\_PL(32)103

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 Riley  
Mulberry Grange  
Cross Hill Lane  
Rimington  
Clitheroe  
BB7 4EE

Agent:

Mrs Lauren McIntyre  
Trail Architects  
First Floor  
12 Carpenter Street  
Perth  
PH1 5LZ