

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

Date 19th June 2026

Ref 2241.corr.RVBC260619

FAO Maya Cullen,

2241 Winkley Hall Farm, Whalley Road, Hurst Green , BB7 9PN

Application references 3/2026/0094 and 0095

Further to consultation feedback for the above applications, we enclose an updated set of drawings which attempt to address the comments raised from Growth Lancashire, LCC Archaeology and the Council of British Archaeology. The scale of the drawings has been changed to provide additional detail (predominantly 1:50) and as such the drawings have been re-formatted to suit whilst drawing numbers are also re-structured. A summary of the latest information is as follows :-

Drg.ref. 2241/PL1 Rev.C	Proposed site plan – remains at 1:200
Drg ref. 2241/101-109	Main Barn existing inc plans, elevations, sections (1:50)
Drg ref. 2241/111-119	Main Barn proposed inc plans, elevations, sections (1:50)
Drg ref. 2241/120	Main Barn proposed section details/specifications (1:20)
Drg ref. 2241/201-202 & 205-208	Barn 2 existing inc plans, elevations, sections (1:50)
Drg ref. 2241/211-212 & 215-218	Barn 2 proposed inc plans, elevations, sections (1:50)
Drg ref. 2241/220	Barn 2 proposed section details/specifications (1:20)
Drg ref. 2241/301 & 305	Barn 3 existing inc plans, elevation (1:50)
Drg ref. M3737-F-PA-01-V3	Landscape Layout (prepared by Barnes Walker)

Drawings/information to follow will include the following :-

Drg ref. 2241/311 & 315 Barn 3 proposed inc plans, elevation (1:50)
Revised structural report prepared by Reid Jones Partnership
Revised heritage statement prepared by C J O’Flaherty

For clarity, below we have commented further on all the matters raised to date. This starts with Growth Lancashire comments dated 23.03.2026 and the following responses should be read in conjunction with their numbered summary.

1. Revised structural report is expected in the coming week and will be forward when available.
2. The strategy for Barn 3 will be confirmed on receipt of the revised structural report. We are intending to suggest an approach to retain/stabilise the structure as requested but ultimately

still believe re-building will be the most economical/viable way to re-purpose the structure. The proposed drawings for Barn 3 will be co-ordinated with the latest recommendations of the revised structural report and issued at the same time.

3. Later single storey addition to the Main Barn has been re-instated as part of the latest proposals. Illustrated on the site plan (PL1) and Main Barn plans/elevations/sections (111-119).
4. Extent of wall re-building illustrated - predominantly to Barn 2 on the respective plans, elevations, sections (211-212 & 215-218). Proposed specification included on the section details drawing (220).
5. Revised heritage statement is expected in the coming week and will be forward when available.
6. We assume the building recording can be added as a condition (as raised by LCC Archaeology and commented below).
7. Main Barn layout has been re-considered to allow the threshing area to remain open to the ceiling as requested – there are knock-on affects for moving the associated first floor bedroom from this area which includes the need for an additional window to be provided for means of escape (previously provided as part of the sub-divided threshing opening). All illustrated on Main Barn plans/elevations/sections (111-119).
8. Updated existing drawings previously provided on 07.05.2026. Latest existing drawings enclosed supersede that issue and have been re-formatted/re-structured at 1:50 for direct comparison with proposals.
9. De-frassing is to be removed from the revised structural report as part of an alternative repair/treatment strategy.
10. We assume this point related to the low-level beam in the Main Barn – now illustrated on sections B (107 existing & 117 proposed). This beam is not a tie beam and also plays no part in supporting the truss as assumed by Growth Lancs. The beam would need to be removed to accommodate the proposals and provide access to the relocated bed no.1 (to suit point 7) from the main stair. We do not believe omitting a bedroom is an option given the scale of this barn. Providing an alternative access to the bedroom via the study/library deck has also not been considered due to restricted headroom.
11. External stair to Barn 3 had been damaged by a vehicle and removed since initial submission. The stone is stored on site for re-use and will be re-instated as part of the proposals.
12. All floors are to be replaced with an insulated slab. The existing stone slabs to the threshing floor of the Main Barn are to be carefully lifted and re-used as part of the proposed floor finish. Illustrated to 111, 117, 118 and 120.
13. Proposed sections provided for the Main Barn (117-119) and Barn 2 (217-218). Section details also provided to 120 (Main Barn) and 220 (Barn 2) for further clarity of junctions.

14. Cattle stalls will be removed from the Main Barn – no ongoing use or reasonable function.
15. We will endeavour to repair/retain all joinery items (barn doors etc.) where possible. Most existing openings are retained with the elevations annotated to confirm. Where openings are to be glazed, historic doors will be retained as shutters (either internal or external) subject to review of hinging arrangements.
16. Sizing of rooflights reduced as part of the latest proposals. Sizes chosen to suit spacings of existing rafters to avoid the need to cut historic timbers.
17. Fire-stopping details are not required.
18. Service zones have been identified on the drawings – predominantly to the Main Barn given the distribution/concealing of services will be more critical to the large open plan spaces.
19. Full wall, floor and roof specifications included to 120 (Main Barn) & 220 (Barn 2). Independent stud linings proposed for walls to avoid disturbances to historic fabric where possible. Roofs will be insulated from above, leaving existing timbers (trusses, purlins, rafters etc) exposed internally.
20. Revised landscaping plan enclosed which omits the car port from the scheme. Remaining layout unaltered. Whilst the layout formalises the parking, the surface treatments are entirely consistent with traditional/farmstead settings. Note that existing cobbles/setts are intended to be re-used as part of proposals.

Moving on to both LCC Archaeology and the Council of British Archaeology (CBA) we would note that both were broadly supportive of the scheme and had no objections in principle to the proposed conversions – accepting that the best way of protecting historic buildings is to bring them into an alternative use. Both did however request additional details consistent with points raised by Growth Lancashire.

LCC in their comments dated 13.03.2026

- *requested 'as existing' and 'as proposed' sections to assist with understanding the internal impacts of the proposals.*
These have now been provided (similar to point 13 above).
- *raised concern with de-frassing.*
This is being re-considered as part of the revised structural strategy and recommendations (similar to point 9 above).
- *requested more details and/or method statement setting out how repairs/alterations will be undertaken.*
The additional illustrated details now enclosed, and the revised structural report (when available), confirm a commitment to retain/repair/re-use as much of the historic fabric as possible and we trust LCC will be satisfied with the level of detail now included with the submission.



- *raised requirement for archaeological mitigation works.*
We accept there will be a need for building recording and would be happy for the conditions raised by LCC to be added (similar to point 6 above).

The CBA in their comments dated 05.03.2026

- *requested more drawn details to understand the internal impacts of the proposals.*
The Proposed sections and section details now provided should satisfy this request (similar to point 13 above).
- *requested a more detailed written impact assessment.*
This is due to be included as part of the revised heritage statement. To be forward when available.
- *requested to retain the northern, single storey, shippon to the Main Barn.*
This has been re-instated as part of the latest proposals (similar to point 3 above).

We trust all the above will be to your satisfaction and hopefully the revised information highlights that the proposals have been carefully considered whilst taking into account the comments received to date.

Please do not hesitate to get in contact if you have any queries or require any further information.

Yours sincerely



Daniel Bowe RIBA
for and on behalf of Stanton Andrews Ltd

