



NL Jones Planning  
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9 Feb 2026

Ribble Valley Borough Council  
Department of Development  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Dear Sir / Madam

**Bomber Farm, Skipton Road, Gisburn, BB7 4HP – Discharge of Condition Application re condition 18, planning permission ref 3/2023/0054**

I am instructed by Mr James Ireland to submit the enclosed discharge of conditions application in relation to condition 18 of planning permission ref 3/2023/0054 at the above address.

The discharge of condition application has therefore been submitted via the planning portal, ref no **PP-14677474**.

The relevant conditions, and the information submitted with this application in order to enable to the Local Planning Authority to discharge the identified conditions, are set out in the table below.

Condition No	Condition wording	Submitted Documents
18	No works to the application building, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording as set out in	Bomber Farm, Written Scheme of Investigation February 2026 prepared by JB Archaeology Ltd.



	<p>"Understanding Historic Buildings" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.</p> <p>The programme of building recording should comprise:</p> <p>(i) a scheme of photographic recording of the building to be converted, inside and out, following clearance of loose items, etc., but prior to conversion works proper commencing. A photographic record of the exterior of the east-facing gable may however be best undertaken following removal of the adjoining modern structure</p> <p>(ii) A rapid documentary assessment, building on the work already undertaken in the Heritage Appraisal (Titled: Barn at Bomber Farm, Gisburn; Heritage Appraisal - dated October 2022) to add information on builders, owners and occupiers of the site</p> <p>(iii) The production of a formal report, again building on the work already undertaken in the Heritage Appraisal (Titled: Barn at Bomber Farm, Gisburn; Heritage Appraisal - dated October 2022), on the work undertaken and its results.</p> <p>A copy of the report should be submitted to the Lancashire Historic Environment Record and the Lancashire Archives prior to the building consented first coming into occupation.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site.</p>	<p>Note – Historic Building Recording report will be submitted separately in due course to Lancashire Historic Environment Record and the Lancashire Archives, prior to first occupation, as required by Condition 18.</p>
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I trust that this information is sufficient to enable the LPA to validate this application and confirm the discharge of the identified conditions.

Should you require any further information you can contact me using the details below.

Yours sincerely,

*Neil Jones*

**Neil Jones**

**BA (Hons) DipTP MRTPI AssocRICS**

**Director**

NL Jones Planning Ltd

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RTPI Chartered

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