



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: 3/2026/0178

Direct Dial: (01200) 425111

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Date: 20 May 2026

Location: Lower Reaps Farm Whinney Lane Mellor BB2 7EL

Proposal: Approval of details reserved by condition 7 (ABR and Method Statement) on Listed Building Consent 3/2025/0508.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0508.

The details submitted pursuant to discharge Condition 7 (Archaeological Building Recording and Method Statement) of planning permission ref: 3/2025/0508 namely:

- Archaeological Building Recording by Greenlane Archaeology dated June 2025
- Method Statement - Archaeological Building Recording - revision A (received 12 May 2026)

have been assessed as being acceptable. The Historic Environment Unit at LCC consider the recording to be appropriate to the scale of development. The Heritage and Conservation Officer at Growth Lancashire are satisfied with the amended Method Statement which now includes a like for like replacement of 'Plate 179 of the Building Record' which is a timber plank and batten door to the internal west side of the porch on the north elevation.

As such, Condition 7 is partially discharged insofar that the development be implemented in accordance with the above approved details.

**APPLICATION NO.** 3/2026/0178

**DECISION DATE: 20 May 2026**

---

Yours faithfully,

*Nicola Hopkins*

**NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Mr Heys  
Whinney Lane Barn  
Whinney Lane  
Mellor  
BB2 7EH

Agent  
Stanton Andrews Architects  
44 York Street  
Clitheroe  
BB7 2DL