

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

Date 10<sup>th</sup> April 2026  
Ref 2448.corr.RVBC.260410LBC

Dear Sir/Madam,

**Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL**

Stanton Andrews is retained by Mr Chris Heys ('the applicant') to progress with an 'Approval of details reserved by a condition (discharge)' application pursuant to listed building consent application ref. 3/2025/0089. This application is intended to discharge the conditions listed below; all relevant information has been submitted to Ribble Valley Borough Council via the Planning Portal alongside this letter.

**Condition no.3**

*Notwithstanding the submitted plans, the following details, including samples, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:*

*-Details of new windows door and openings to North elevation and windows to be in-filled including reveals;*

- Proposed windows and doors to the North elevation will be in accordance with previously approved details partially discharged under planning ref.3/2025/0271.
- The location and size of window and door openings to the North elevation will match the location and size of existing openings as far as practicable following demolition and re-build of the rear wall of the farmhouse.
- As far as we are aware, there are no existing openings to the elevations that are to be in-filled. However, if any such openings are uncovered during the works they shall be blocked up with the face set back 25mm in the reveal. This will also former openings to be read and understood.

*-Details of lintels and cills;*

- Wherever possible, existing stone lintels and cills are to be reused. And replacement/proposed lintels and cills are to be natural sandstone to match existing, throating to underside of lintels and cills
- Replacement Lintels
- Squared profile – no mouldings.
- 200mm height. 150mm depth. 150mm end bearings.
- Replacement Cills
- 'Stooled' profile to cills. Nominal 25mm fall to upper face.
- 150mm height. 200mm overall depth (50mm projection to face of wall). 150mm endbearings.

P.T.O.

*-Details of walling of lean-to extension (including full details of stone and mortar)*

- Reclaimed random stonework to match existing
- Proposed mortar mix: as described to North Wall Demolition/New Construction Method Statement as Prepared by Philip Wright Associates Ltd
- Please refer to drg.no.2448/dis.03 'Proposed – Section Details' for any further information.

*-Details of internal wall finishes (including lining and insulation);*

Please refer to drg.no.2448/dis.03 'Proposed – Section Details' for information.

*The approved details shall be implemented within the development in strict accordance with the approved details.*

*The external stonework on those elevations other than the lean-to extension and north elevation, external and internal floor surfaces and rain water goods shall be implemented in accordance with the approved details outlined within the 'Materials Condition Statement' submitted for discharge of condition application ref: 3/2025/0271.*

*Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.*

**Condition no.4**

*No development shall commence until a detailed methodology of how the works relating to the demolition and re-build of the rear wall will be sensitively undertaken, including how it will be taken down, stored and any additional materials required has been submitted and approved in writing by the Local Planning Authority.*

*The development shall thereafter be implemented in accordance with the approved methodology.*

*Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed building, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.*

Please refer to North Wall Demolition/New Construction Method Statement as prepared by Philip Wright Associates Ltd for information.

We trust the information submitted is to your satisfaction and look forward to receiving confirmation of the application's registration.

Yours faithfully

Henry Cahill  
for and on behalf of Stanton Andrews Ltd