



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Ribble Valley Borough Council
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CLITHEROE
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My reference: 3/2026/0275

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Email: planning@ribblevalley.gov.uk
Date: 04 August 2026

Location: Lower Reaps Farm Whinney Lane Mellor BB2 7EL

Proposal: Approval of details reserved by conditions 3 (details of windows, doors, lintels, cills, walls and internal wall finishes) and 4 (methodology of works to demolish and rebuild rear wall) and 8 (written scheme of investigation) of listed building consent 3/2025/0089.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0089.

Condition 3

The details submitted pursuant to Condition 3 of planning permission ref: 3/2026/0275 namely:

- Amended Section details drawing ref: dis.03 Rev C received 31 July 2026

has been assessed as being acceptable.

Condition 3 is partially discharged insofar that for the condition to be discharged in full, the development is required to be implemented in accordance with the approved details.

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Condition 4

The details submitted pursuant to Condition 4 (methodology of works to demolish and rebuilding rear wall) of planning permission ref: 3/2025/0089 namely:

- Amended North Wall Demolition/New Construction Method Statement document ref: 26C/3549/30 received 10 July 2026

has been assessed as being acceptable.

Condition 4 is partially discharged insofar that for the condition to be discharged in full, the development shall be implemented in accordance with the approved methodology.

Condition 8

The details submitted pursuant to Condition 8 (written scheme of investigation) of planning permission ref: 3/2025/0089 namely:

- Amended Addendum to Archaeological Building Recording Rev A received 3 August 2026

has been assessed as being acceptable. Additional information was requested as at the time the Archaeological Building Recording was undertaken, not all roof timbers to the farmhouse were visible for inspection due to the unsafe roof covering; the timbers that could be inspected were not fit for retention or reuse.

Condition 8 is partially discharged insofar that for the condition to be discharged in full, the applicant is required to submit details of any historic timbers for retention/reuse prior to their removal. The report shall include details of their safe storage on site, and numbering and recording for reinstallation in their original location. A photographic record will then be submitted following the strip-out confirming which timbers have been retained for reuse within the development, which shall be carried out in accordance with the agreed details.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:
Mr Heys
Whinney Lane Barn
Whinney Lane
Mellor
BB2 7EH

Agent:
Mr Charles Stanton

APPLICATION NO. 3/2026/0275

DECISION DATE: 04 August 2026

Stanton Andrews Architects
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