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

21st April 2026

RE: DISCHARGE OF CONDITIONS: APPLICATION 3/2025/0750;

PROPOSED DEMOLITION OF EXISTING DWELLING HOUSE AND CONVERSION OF ATTACHED BARN TO CREATE REPLACEMENT DWELLING HOUSE (SELF-BUILD) WITH SINGLE STOREY EXTENSION ON ORIGINAL FOOTPRINT.

Dear Sir/Madam,

Please find attached the following information to discharge the conditions for the above application:

Condition 4:

- Please refer to document:
 - Fells Farm – Material Samples

Condition 6:

- Please refer to document:
 - Fells Farm – Material Samples

Condition 7:

- Please refer to documents:
 - Fells Farm – Material Samples
 - Fells Farm – Conservation Rooflight Section

Condition 8:

- Please refer to document:
 - Fells Farm – Material Samples

Condition 9:

- Please refer to documents:
 - Fells Farm – Material Samples
 - Fells Farm – Solar Panel Specification
 - Fells Farm – Integrated Roof System

Condition 12:

- Please refer to documents:
 - Fells Farm – External Lighting Specification
 - 03 PROPOSED LIGHTING LAYOUT

Condition 16:

- Please refer to documents:
 - 02 CONSTRUCTION SITE PLAN
 - Fells Farm – Construction Method Statement
 - Fells Farm – Tree Protection Plan
 - Fells Farm – RHS Site Logistic Plan
 - Fells Farm – RHS Traffic Route

Condition 17:

- Please refer to document:
 - Fells Farm – Bike Storage

Condition 18:

- Please refer to document:
 - 04 PROPOSED LAND LEVELS

Condition 21:

- Please refer to document:
 - Fells Farm – Bird Nesting & Bat Roosting

Condition 25:

- Please refer to document:
 - Fells Farm – Level 2-3 Historic Building Record

If you require any further information to enable the conditions to be fully discharged, please do not hesitate to contact us.

Yours Sincerely,

Zara Moon. BA Hons. MArch. PGDip. ARB. RIBA.

Director. Architect. Planning Consultant.