

RM/6838-PL/08.05.2026

8th May 2026

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

Dear Sir,

RE: Planning and Listed Building application for proposed conversion of existing barns and outbuildings to commercial office space, conference room, new internal entrance track with external wall amendments and associated works at Aisled Barn, Chatburn Road, Downham, BB7 4DN.

We submit the following information in support of a full planning and listed building applications for the above project via the planning portal:

- Completed online full planning and listed building application forms.
- 6838-E00-Location Plan-Aisled Barn
- 6838-E100-Location Plan-Radbrook
- 6838-E01-B-Existing Site Plan
- 6838-E02-B-Existing Ground Floor Site Plan
- 6838-E03-B-Existing Barn Floor Plans, Elevations And Section
- 6838-E04-B-Existing Outbuildings Floor Plans, Elevations and Section
- 6838-E05-B-Existing Gate Plans And Elevations
- 6838-P10-Proposed Site Plan
- 6838-P11-Proposed Ground Floor Plan
- 6838-P12-Proposed First Floor Plan
- 6838-P13-Proposed Elevations
- 6838-P14-Proposed Visibility Splay and Proposed Gate Plans and Elevations
- 6838-P15-Proposed Building Sections
- 6838-P16-Proposed Building Sections (Sheet 2)
- 6838-P17-Proposed Building Sections (Sheet 3)
- 6838-DAS-2.0-Design and Access Statement
- 6838-HBA-1.00- Historical Buildings Appraisal-Planning Issue
- 6838-MS-P-1.0_Method Statement
- Transport Statement - ITM210503-001b Aisled Barn, Downham - Technical Note
- Bat Survey - 159_01_Aisled Barn_Downham_Bat Survey Report_Dec25
- BNG - 159_02_Aisled Barn_Ecology & BNG Assessment_Jan26_Merged
- Tree Survey - LTC231 - Aisled Barn, Downham
- Arboricultural Impact Assessment - LTC231 - AIA for Aisled Barn, Downham
- Structural Appraisal - Ref: B79 October 2025

If there are any queries relating to this application we request that the writer be contacted directly to ensure the positive progression of the scheme.

Kind regards,

Richard Maudsley RIBA

SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com