

Conditions Discharge Statement



Project: Phynis Farm, Catlow Road, Slaidburn, BB7 3AQ
Project Reference: HA1102
Prepared By: Habitat Architecture
Date: 01/06/2026

1. Introduction

This statement has been prepared in support of an application to discharge selected planning conditions attached to planning permission reference **3/2023/0056** for the approved development at **Phynis Farm, Catlow Road, Slaidburn, BB7 3AQ**

The purpose of this document is to provide the Local Planning Authority with the required details relating to external materials, windows and doors, boundary treatment, external lighting, biodiversity enhancement measures and cycle storage.

This statement should be read alongside the submitted drawings, product information, manufacturer details and supporting documents listed within the appendices.

2. Conditions to be Discharged

This submission relates to the discharge of the following conditions:

- Condition 3 – External Materials
- Condition 4 – Timber Windows and Doors
- Condition 9 – Boundary Treatment
- Condition 10 – External Lighting
- Condition 14 – Bat and Bird Enhancement Measures
- Condition 20 – Cycle Storage

3. Condition 3 – External Materials

3.1 Roof Materials

The approved dwellings are to be roofed using grey artificial slate supplied by **Greys Roofing Products**.

The selected product is:

Greys Roofing Products – Reproduction Country Weathered Stone Slate

This product has been selected to provide a traditional stone slate appearance that is appropriate to the rural/local character of the site and surrounding built context.

Please refer to **Appendix A – Greys Roofing Products Brochure**, specifically the image shown on page 5 of the brochure.

3.2 Walling Materials

The external walling is to be constructed in **random coursed natural local stone to match the existing stonework**.

The use of natural local stone will ensure the development responds appropriately to the existing building fabric and wider local vernacular.

Where new stonework abuts existing stonework, the stone shall be carefully selected, coursed and pointed to provide a sympathetic and visually appropriate relationship with the existing building.

3.3 Windows and Doors

The proposed windows and doors are to be of **timber construction**.

The intended colour finish is:

RAL 7013

The final manufacturer is yet to be confirmed; however, the client has identified a traditional timber window style similar to the precedent image included within this submission.

Full window and door details are addressed further under Condition 4.



4. Condition 4 – Timber Window and Doors

Condition 4 requires full details of the proposed timber window frames, including longitudinal and cross-sectional detailing, reveal details, means of opening and finished treatment, at a scale of not less than 1:20.

The proposed windows and doors shall be:

- Timber construction;
- Traditional in appearance;
- Finished in **RAL 7013**;
- Set within suitable masonry reveals;
- Designed to reflect the character of the existing building and surrounding local context.

The client is currently reviewing timber window suppliers and has been advised to approach suitable manufacturers with experience in traditional timber windows. A precedent image has been included to indicate the intended style, proportions and character of the proposed windows.

The final manufacturer's technical details, including 1:20 frame sections, reveal details, opening arrangements and finishing specification, shall be submitted to the Local Planning Authority prior to installation.

No window or door frames shall be installed until the detailed manufacturer information has been submitted to and approved in writing by the Local Planning Authority.

Please refer to:

Drawing PL4.01– Proposed Window Detail



Window Precedent Image

5. Condition 9 – Boundary Treatment

The proposed boundary treatment has been designed to retain and repair the existing traditional stone boundary walls where present, with new timber post and rail fencing introduced only where new or replacement boundary treatment is required.

Where existing stone boundary walls are present, these shall be **carefully repaired and made good** using natural stone to match the existing walling. Any repairs shall be carried out in a sympathetic manner to retain the traditional rural character of the site and surrounding area.

In all other areas where new boundary treatment is required, a **timber post and rail fence** shall be installed. This form of fencing has been selected as it provides a simple, rural and visually recessive form of enclosure that is appropriate to the countryside setting.

The proposed boundary treatment shall therefore comprise:

- Existing stone boundary walls retained where present;
- Existing stone walls repaired and made good where necessary;
- Repairs to use natural stone to match existing;
- New timber post and rail fencing to all other boundary areas where new enclosure is required;
- All boundary treatments to be installed in accordance with the submitted boundary treatment plan.

Please refer to:

Drawing PL4.02– Proposed Boundary Treatment Plan

6. Condition 10 – External Lighting

External lighting shall be kept to a minimum and shall be limited to low-level domestic lighting required for safe access and egress.

The proposed lighting strategy is based on the following principles:

- Lighting shall only be provided adjacent to external doors and key access points;
- No unnecessary feature lighting, floodlighting or high-level lighting shall be installed;
- Light fittings shall be downward-facing where possible;
- Lighting shall be warm white and low intensity;
- Lighting shall be controlled by manual switching and/or low-sensitivity PIR sensors where appropriate;
- Lighting shall avoid unnecessary spill towards boundary features, roof spaces, bat roosting features and areas of ecological sensitivity.

The purpose of the lighting is solely to allow occupants and visitors to safely enter and leave the dwellings during hours of darkness.

The final lighting design should be reviewed in conjunction with the project ecologist to ensure it does not conflict with protected species requirements, particularly in relation to bats.

Please refer to:

Drawing PL4.03– Proposed External Lighting Plan

Bakerloo 1 Light Outdoor Wall Lantern With PIR Sensor Matt Black IP44

Description

This Bakerloo 1 light outdoor wall lantern with PIR sensor in matt black and clear glass is rated IP44. Featuring tall rectangular wall mount, top and bottom supports and circular lantern in black. The cast aluminium lantern has a clear glass cylinder shade for good all round light. Fitted with an integral PIR motion sensor.

This exterior PIR wall lantern features clean lines, updated traditional style and an extra layer of security during the night. The classic matt black blends well with the natural setting and the clear glass ensures maximum light. Rated IP44, fully splash proof and safe to use outdoors. Ideal lighting for next to your front door, a pathway, porch or patio.

Supplied by Searchlight who manufacture some of the best traditional and modern classic designs. Designs such as the Bakerloo 1 light outdoor wall lantern with PIR sensor in matt black and clear glass and rated IP44 featured here.



7. Condition 14 – Bat & Bird Enhancement Measures

The proposed bat, bird and owl enhancement measures have been reviewed with the project ecologist and the following approach is proposed in place of the previously considered bat ridge tile system.

The enhancement strategy is intended to provide a range of suitable roosting and nesting opportunities within the retained and converted buildings, while also maintaining temporary provision during the construction phase.

14.1 Bat Enhancement Measures

The proposed bat enhancement measures shall comprise a combination of integrated access features within the roof, walling and loft spaces.

The following bat access and roosting measures are proposed:

- Bat access holes formed out of lead laid within the slate roof coursing;
- Openings left within the mortar to the ridge pointing to allow bat access;
- Gaps left within soffit and fascia boards to provide suitable bat access opportunities;
- Small access holes left within the mortar joints of external stone walls;
- A dedicated fly-in access point into a retained/proposed loft space for long-eared bats.

The fly-in access to the loft space shall be provided to support the requirements of long-eared bats, allowing access into a suitable internal roof void/loft area.

The exact locations of the bat access points shall be shown on the submitted ecology enhancement plan and installed in accordance with the project ecologist's recommendations.

7. Condition 14 – Bat & Bird Enhancement Measures

14.2 Owl Enhancement Measures

An owl nesting space shall be provided within **Barn B**.

The owl nesting provision shall include an access hole formed within the **eastern gable end of Barn B**, allowing access into a suitable internal nesting space.

The owl nesting space and access opening shall be formed in accordance with the project ecologist's recommendations.

14.3 Swift Enhancement Measures

To provide bird nesting enhancement, **three stone-effect swift bricks** shall be installed within **Barn A**.

The swift bricks shall be integrated into the external walling in suitable locations, as shown on the submitted ecology enhancement plan.

The stone-effect finish has been selected to ensure the swift bricks sit discreetly within the external stonework and remain visually appropriate to the character of the building.

14.4 Temporary Construction Phase Provision

During the construction phase, temporary ecological provision shall be installed to maintain suitable roosting and nesting opportunities while works are ongoing.

The temporary measures shall include:

Temporary bat box installation;

Temporary owl box installation.

The temporary bat and owl boxes shall be installed prior to relevant construction works commencing and positioned in accordance with the project ecologist's recommendations.

7. Condition 14 – Bat & Bird Enhancement Measures

14.5 Implementation

All bat, bird and owl enhancement measures shall be installed in accordance with the submitted ecology enhancement plan and the project ecologist's recommendations.

The enhancement measures shall be retained thereafter for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

Please refer to:

Drawing PL4.04– Proposed Ecology Enhancement Plan

8. Condition 20 – Cycle Storage

A dedicated secure cycle storage unit shall be provided for each dwelling.

Each dwelling shall be served by an individual proprietary cycle storage unit, similar in form and appearance to the reference image submitted with this application. The unit shall provide enclosed, weather-protected and secure storage for bicycles within the curtilage of each dwelling.

The proposed cycle storage units shall be positioned within the private external area of each dwelling, as shown on the submitted site plan.

The proposed arrangement provides convenient and accessible cycle storage for residents, while avoiding the need for a shared communal store. This ensures that each dwelling has its own clearly defined cycle storage provision.

The cycle storage units shall be:

- Provided individually to each dwelling;
- Secure and weather-protected;
- Positioned within the private curtilage of each dwelling;
- Suitable for domestic cycle storage;
- Installed prior to occupation of the dwellings;
- Retained thereafter for cycle storage use.

Please refer to:

Drawing PL4.05 – Proposed Cycle Storage Plan



6x3 Trimetals Green Metal Bicycle Store -
Garden Bike Storage

11. Conclusion

The submitted information provides details of the external materials, timber windows and doors, boundary treatment, external lighting, bat and bird enhancement measures and cycle storage associated with the approved development.

The proposed details have been selected to respect the character of the existing building, respond to the local rural context and provide appropriate practical and ecological measures for the completed development.

It is therefore respectfully requested that the Local Planning Authority discharge Conditions 3, 4, 9, 10, 14 and 20 attached to planning permission reference **3/2023/0056**.



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