



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

O'Gorman

Company Name

Address

Address line 1

Eaves House Farm

Address line 2

Waddington Road

Address line 3

Town/City

West Bradford

County

Country

GB

Postcode

BB7 3JF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Listed Building Consent for the proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space.
Conversion of Outbuilding 02 to form 2no storage / workshop spaces to serve the proposed barn conversion and Eaves House Farm. Partial
Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse.

Reference number

3/2025/0177

Date of decision (date must be pre-application submission)

26/06/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 6 – Rainwater goods
Condition 7 – Mortar / pointing
Condition 8 – Roof slates
Condition 9 – Conservation rooflights

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

This application seeks approval of details reserved by Conditions 6, 7, 8 and 9 of Listed Building Consent 3/2025/0177 insofar as they relate to Outbuilding 01 (home office conversion).

Condition 6 – Rainwater Goods (uploaded 3 support technical documents titled condition 6 rainwater goods.)

Black painted cast aluminium rainwater goods in a traditional cast iron profile.

Manufacturer: Alumasc Rainwater

Range: Heritage Cast Aluminium

Profile: Heritage Beaded Half Round Gutter

Finish: Polyester powder coated black (RAL 9017 Black)

Gutters and downpipes to be fixed in accordance with the manufacturer's recommendations and the submitted fixing details.

Condition 7 – Mortar and Pointing (uploaded 1 support technical documents titled condition 7 hanson tech data NHL 3.5.)

NHL 3.5 natural hydraulic lime mortar for masonry repairs and repointing works. Existing inappropriate cement-based pointing and non-breathable finishes will be carefully removed where necessary. Repointing will be undertaken using a breathable mortar compatible with the historic masonry. A sample panel of the proposed mortar and pointing finish will be prepared on site and submitted for approval prior to commencement of repointing works.

Condition 8 – Roof Slates (image of sample slate uploaded)

Natural Welsh blue slate roof covering (blue-grey in colour) to replace the existing asbestos cement roof tiles.

Material: Natural Welsh Slate

Colour: Blue-grey

Use: Replacement roof covering to Outbuilding 01

Installation: Slates to be laid in accordance with the manufacturer's recommendations and traditional roofing practice.

A representative sample and supporting product information have been submitted. The proposed slate has been selected as a traditional and visually appropriate roofing material for the listed building and will enhance the appearance of the outbuilding by replacing the existing asbestos cement roof covering.

Condition 9 – Rooflights (uploaded 3 supporting technical documents titled condition 9 rooflights.)

The Rooflight Company Conservation Rooflights are proposed. The rooflights will be conservation-style units with flush-fitting installation and slim heritage profiles, recessed within the roof slope in accordance with the approved drawings.

Manufacturer: The Rooflight Company

Product: Conservation Rooflight

Installation: Between-the-rafter flush fitting installation

Supporting product information, framing details, technical drawings and installation details submitted.

The submission should be read in conjunction with the approved drawings and supporting documents associated with Listed Building Consent 3/2025/0177 and the accompanying Structural Appraisal Report prepared by Philip Wright Associates Ltd. These details are submitted in order to satisfy the requirements of Conditions 6, 7, 8 and 9 and facilitate implementation of the approved scheme for Outbuilding 01.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PP-15094550

Date (must be pre-application submission)

21/07/2026

Details of the pre-application advice received

Following submission of Planning Portal application PP-15094550, advice was received from Ribble Valley Borough Council Planning Validation Team confirming that Listed Building Consent had already been granted under application 3/2025/0177. The Council advised that, where details are required to satisfy conditions attached to the approved Listed Building Consent, an Application for Approval of Details Reserved by Condition should be submitted. This application therefore seeks approval of details required by Conditions 6, 7, 8 and 9 relating to rainwater goods, mortar specification, roof slates and conservation rooflights for Outbuilding 01.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Martin O'Gorman

Date

04/08/2026

