

Ribble Valley Borough Council

Council offices

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My reference: 3/2024/0603

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Date: 31 July 2024

Location: Rock House 24 Church Street Clitheroe BB7 2DG

Proposal: Approval of details reserved by conditions 3 (materials), 4 (details of roof lights), 5 (section details) and 8 (bird boxes) of Listed Building Consent 3/2023/0943.

I write in response to your application to discharge the conditions pursuant to planning approval

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| Condition 3 is partially discharged insofar that the details in respect of the proposed materials are considered acceptable insofar that they satisfy the requirements of the condition and respond positively to the character of the building.  For the avoidance of doubt the agreed details are as follows:  Supporting letter 16.07.24 (Materials)  Proposed Sections/Details BS 1235-10  The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in accordance with the approved details.  P.T.O. |
| Condition 04 is partially discharged insofar that the details relating to the proposed roof lights are considered acceptable insofar that they satisfy the requirements of the condition and are considered appropriate to the character of the building.  For the avoidance of doubt the agreed details are as follows:  Supporting letter 16.07.24 (Velux Conservation Roof Windows)  The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details. |
| Condition 05 is partially discharged insofar that the elevational section details are considered acceptable insofar that they satisfy the requirements of the condition and are considered appropriate to the character of the building.  For the avoidance of doubt the agreed details are as follows:  Proposed Sections/Details: BS 1235-10  Proposed Door Details: BS 1235/11  Proposed Window Details: BS 1235/12  The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details. |
| Condition 08 is partially discharged insofar that the details relating to the proposed ecological/biodiversity enhancements are considered acceptable insofar that they satisfy the requirements of the condition.  For the avoidance of doubt the agreed details are as follows:  Supporting letter 16.07.24 (2 x Eco House Martin Nest Boxes))  The condition can only be partially discharged at this stage insofar that the condition requires the development be carried out in strict accordance with the approved details and the bird nesting provision(s) shall be installed prior to first occupation and thereafter retained. |
|  |

Nicola Hopkins

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Mr and Mrs Bailey

Rock House

24 Church Street

Clitheroe

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Agent

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