



# SUSIE COTTAGE, RIMINGTON LANE, RIMINGTON, BB7 4DT.

APPLICATION FOR THE DISCHARGE OF CONDITION 3 (MATERIALS)  
FROM PLANNING PERMISSION 3/2018/0745

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## APPEAL STATEMENT

May 2019



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## **/1 INTRODUCTION**

- 1.1. PWA Planning is retained by Mr. Ian Procter ('the appellant') to lodge an appeal against the refusal of planning application ref. 3/2019/0117 for the discharge of Condition 3 (materials) associated with planning permission 3/20178/0745 at Susie Cottage, Rimington Lane, Rimington, BB7 4DT ('the site') by Ribble Valley Borough Council.
- 1.2. This appeal statement, made under Section 78 of the Town and Country Planning Act 1990, has been prepared against the refusal. It should be read in conjunction with the other submitted documents and drawings that formed part of the original planning application.
- 1.3. The appeal site lies on the south eastern side of Rimington Lane, near the junction of Stoops Lane. The site is located in the main settlement of Rimington and comprises a detached traditional cottage. The property is constructed of random stone with large dressed stone quoins to the corners, which is finished with render. The roof is constructed of black slate.
- 1.4. The site is adjacent to Rimington Lane, which abuts the north western corner of the site. The property at this point is elevated to the extent that the roof is not visible from public viewpoint or from head height. Photos 1 to 4 included below illustrate this point:





*Photos 1 to 4: Taken from head height adjacent to Susie Cottage*

- 1.5. The site is surrounded to the south and east by the property's curtilage with a residential dwelling to the east, known as the Dormers. Within the site there is a substantial paved driveway to the front of the property, with lawn and mature trees along the site boundaries. The site boundaries are formed through fencing and hedging around the property's perimeter.
  
- 1.6. There are no landscape designations associated with the application site. It is not located within the AONB. Whilst the Council previously considered the existing property to be a non-designated heritage asset, through the decision to approve a replacement dwelling (see planning history below), it is considered that the Council has accepted that the property no longer retains historic value. It is not located within a Conservation Area.

### **Planning History**

- 1.7. Listed below are a full list of applications relevant to the appeal site:
  - **Application ref. 3/2018/0742.** *Application for prior notification of proposed demolition of Susie Cottage to facilitate the construction of a new dwelling.* Prior Approval not required following consideration to the method of demolition and any proposed restoration of the site [GPDO 2015 Schedule 2 Part 11 Heritage and demolition Condition B2 (b) (i) (aa)], Approved. 21<sup>st</sup> September 2018.

- **Application ref. 3/2018/0745.** *Planning application for the demolition and erection of replacement two-storey dwelling.* Approved. 9<sup>th</sup> November 2018.
- **Application ref. 3/2018/1125.** *Application for the discharge of condition 3 (materials), 4 (hard landscaping), 5 (fences, walls and gates), 6 (details of existing and proposed ground levels and proposed building finished floor levels), 7 (programme of building recording and analysis), 10 (Construction Method Statement) and 12 (building dependent species of conservation concern, artificial bat/bird roosting boxes) from planning permission 3/2018/0745.* Conditions Discharged. 5<sup>th</sup> February 2019.
- **Application ref. 3/2019/0117.** *Application for the discharge of condition 3 (materials) from planning permission 3/2018/0745.* Refused. 28<sup>th</sup> March 2019.

- 1.8. A set of planning conditions were attached to the decision for the replacement dwelling (ref. 3/2018/0745). No conditions require the existing dwelling to be demolished at any trigger point (a copy of the decision notice is included in Appendix A to this statement). Condition 3 is pertinent to the appeal:

*Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.*

*Reason: To ensure that the materials used are visually appropriate to the locality.*

- 1.9. On the approved plans, slate (imported from China) is the selected material for the roof. However, as is clear from Condition 3 above, these details are precluded from being accepted by virtue of the wording of the planning condition, implying the choice of material is a matter reserved for the discharge of condition application. As illustrated

within the correspondence included in Appendix B to this statement, the appellant's intention has always been to use Bradstone Old Quarried slates.

- 1.10. It is also clear from the reason for the condition, that the material needs to be **visually** appropriate. As set out in the preceding text, the roof is not visible from public viewpoints, and therefore the relevance of being visually appropriate for roofing material is questionable.
- 1.11. An application was submitted, under planning application ref. 3/2018/1125 for *'the discharge of condition 3 (materials), 4 (hard landscaping), 5 (fences, walls and gates), 6 (details of existing and proposed ground levels and proposed building finished floor levels), 7 (programme of building recording and analysis), 10 (Construction Method Statement) and 12 (building dependent species of conservation concern, artificial bat / bird roosting boxes) from planning permission 3/2018/0745'*. The approved materials, to discharge Condition 3, included Indian stone slate for the roof (sample submitted 4<sup>th</sup> February 2019). The replacement dwelling application has subsequently been implemented, through the construction of the extension element of the development, though roofing material is yet to be used.
- 1.12. As iterated earlier, Bradstone Old Quarried slate has been the chosen choice of material since the appellant began this process. However, as documented in the supporting emails to this statement (Appendix C), the Council, despite the lack of visibility of the roof, and lack of design guidance controlling roof material choice in the area have been reluctant to support the use of the material. In order to get the conditions discharged and enable the appellant to begin work on the development, the appellant reluctantly agreed to the different choice of material. However, a subsequent discharge of condition application (ref. 3/2019/0117) for *an 'application for the discharge of condition 3 (materials) from planning permission 3/2018/0745'* was submitted on 4<sup>th</sup> February 2019 and was subsequently refused on 28<sup>th</sup> March 2019, with the assessment that the proposed material is not an appropriate material for the approved replacement dwelling as it would not secure a high standard of design or be sympathetic to local character or the history of the site. The material sought to be used in the development was Bradstone

Old Quarried slates, as opposed to the Indian Stone slate approved in the previous discharge of conditions application. This application is the subject of this appeal submission.

## **/2 CASE FOR THE APPEALANT**

- 2.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 2.2. The statutory Development Plan for the application site comprises of the Ribble Valley Borough Council Core Strategy 2008-2028 and proposals map (1998). Due consideration should also be given to the National Planning Policy Framework (NPPF), National Planning Policy Guidance, and any other supplementary planning guidance documents considered relevant to the proposed development.

### **Reason for Refusal**

- 2.3. In the Council's reason for refusal they considered that *'This is not an appropriate material for the approved replacement dwelling as it would not secure a high standard of design or be sympathetic to the local character and the history of the site'*. As such, the remainder of this section focuses on the suitability of the proposed roofing materials.
- 2.4. In accordance with the Officer's Report to the decision, directly relevant to the determination of the appeal is Key Statement ENV5 Heritage Assets, Policy DME4 Protecting Heritage Assets, Policy DME2 Landscape and Townscape Protection and Policy DMG1 General Considerations.

### **Heritage**

- 2.5. Key Statement ENV5 and Policy DME4 confirm that the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.
- 2.6. The property was considered by the Council to be an important remnant of Rimington's vernacular architecture and was considered a non-designated heritage asset. However,

the Council subsequently accepted the loss of the building, and that it no longer holds heritage significance through the issuing of consent for a replacement dwelling (application ref. 3/2018/0742). As such the heritage matter is considered resolved through the original planning permission.

- 2.7. Given the loss of the dwelling and the lack of other surrounding historic assets, the use of the proposed materials is not considered to be in conflict with either Key Statement ENV3 or Policy DME4.

### **Design**

- 2.8. Policy DMG1, in relation to design, details that developments must meet certain criteria. Parts 1 and 2 under the design heading are considered to be relevant to the appeal:
- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage Building on Context Toolkit).*
  - 2. Be Sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 2.9. Policy DME2 Landscape and Townscape Protection states that development proposals will be refused which significantly harm important landscape or landscape features. It provides a list of such features. In this respect, Policy DME2 is clear that in this instance, the roofing material must generate **significant** harm, and also be located in a location that would affect an **important** landscape or landscape feature in order to be found in conflict with the policy. It is not clear from the Officer's Report what is the important landscape feature that would be affected by the choice of roofing material, and secondly, that the harm would be significant. The site is not located within a Conservation Area, and when considering the choice of roofing material, as will be evidenced from a site visit, no public viewpoints are available. No evidence has been provided of the harm, despite the argument presented by the appellant (see Appendix C) during the planning process stage.

- 2.10. Furthermore, whilst each application should be judged on its own merit, it is never the less relevant to consider the use of Bradstone Old Quarried slate on properties within the Borough, in more prominent locations and on properties of a greater heritage value (national listings) than that proposed by this application. The approach the Council have undertaken appears to be wholly inconsistent with other decisions undertaken in the area.
- 2.11. Appendix B also includes a list of relevant planning decisions and properties within Ribble Valley that have used Bradstone Old Quarried slate in the choice of roofing material. Photos of these are included in Appendix D.
- 2.12. It is therefore argued that the proposed roofing materials will ensure a high standard of design and will be sympathetic to existing and proposed developments. Furthermore, it is clear from the information submitted with the application that the UK produced Bradstone Old Quarried slates are materially comparable in colour and finish to the imported Indian stone slate.
- 2.13. Additionally, Photos 1 to 2 (locations identified in Figure 1) highlight the mixed use of roofing materials within close proximity to the appeal site. As is evident from the illustrations below, there is no fixed type roof material to Rimington. In this respect, the site is outside of the AONB, and does not fall within a Conservation Area noted for a specific material type. It is therefore considered that the proposed Bradstone Old Quarried slates will be in-keeping with the local character and will be sympathetic to its surroundings.



*Figure 1: Location of photos of surrounding roofing materials*



*Photos 1 and 2: Photos of surrounding roofing materials*



*Photo 3: Photo of surrounding roofing materials*

- 2.14. Figure 1 also emphasises that within 0.1km north of the site, Halsteads Cottage seen in Photo 3, provides an example whereby the roofing material appears to comprise of a similar material as proposed as part of application ref. 3/2019/0117. Therefore, it is argued that the proposed material, within application ref. 3/2019/0117 can be considered sympathetic to the surrounding area and in-keeping with the character of the area.
- 2.15. Furthermore, Bradstone Old Quarried slates is a UK locally based product. Whereas both the stone and slate included on the original discharge of condition application, and the drawings to the original dwelling planning permission require importation from India and China. The approach is at odds with the Key Statement EN3 within the Core Strategy relating to Sustainable Development and Climate Change. It doesn't not seek to minimise a reduction in emissions and contributions to climate change, nor does it contribute to supporting the local economy. Additionally, it points to the importation of material from

abroad to provide a roofing material which the Council considers to be in keeping with the local area.

- 2.16. The discharge of conditions application is considered compliant with Policies DME4 and DME2. The roof cannot be seen from public view, is not within a Conservation Area, and is in a location where the choice of roofing of material is varied.

### **Conclusions**

- 2.17. The proposed roofing materials will be in-keeping with the surrounding character of the area and sympathetic to both the landscape and townscape area. Within the local context, Figure 1 provides examples whereby roofing materials vary within close proximity to the appeal site. Howgill Barn, Rimmington and Higher Gazegill Farm, Rimmington both provide similar materials to the proposed appeal site. Therefore, it is considered that the proposed material can be considered sympathetic to the surrounding area and in-keeping with the character of the area. The material proposed is considered compliant with Key Statement ENV5, Policy DME4, DME2 and DMG1.



# APPENDIX A: BRADSTONE ROOFING TECHNICAL DATA



**AGGREGATE**  
INDUSTRIES

## **Bradstone roofing**

- technical data

# Roofing technical data

The continued decline of stone slate quarrying has been followed by an increasing dependence on second-hand slates with a questionable further life expectancy. Sourcing reclaimed natural stone roofing is becoming increasingly difficult and expensive.

The Bradstone roofing range is a readily available, highly acceptable reconstructed stone alternative, which retains the essential characteristics of the original natural stone slates from which it is moulded.

Ease of laying with no need for sorting or redressing enables the traditional stone roof appearance to be kept alive at a relatively low cost.

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# Roofing

## technical data

### Composition

The Bradstone range of roofing slates is manufactured principally from naturally occurring aggregates, ordinary Portland cement and colouring pigments. They are moulded from hand-dressed natural stone slates by means of a specially developed technique which reproduces the fine detail of the originals on the textured face. A range of masters is used to avoid noticeable repetition of profiles. All Aggregate Industries roofing slates comply with BS EN 490:1994 (Concrete Roofing Tiles and Fittings - Product Specifications). Product testing is carried out in accordance with BS EN 491:1994 (Concrete Roofing Tiles and Fittings - Test Methods). These tests cover important properties of the tiles including freeze thaw resistance, impermeability and transverse strength.

### Good roofing practice

The following is intended as a general guide to good roofing practice in relation to Aggregate Industries roofing slates.

All roofing design and installation should be in accordance with the recommendations of BS 5534 'Slatting and Tiling'.

Our technical services department is happy to provide assistance on any specific aspect of roofing with Aggregate Industries roofing slates.

### Weathering

The nature, extent and visible effects of weathering will depend upon the location, degree of exposure and prevailing weather conditions and the effectiveness of the architectural detailing.

Bradstone roofing products will weather as much as indigenous natural stone exposed to the same conditions.

### Corporate

#### Aggregate Industries

The Bradstone range of roofing products is manufactured by Aggregate Industries. We are a premier supplier of reconstructed stone roofing and architectural masonry products and offer highly aesthetic products which are tried and tested in the market place. This range includes roof tiles and a range of architectural dressings to complement walling products.

#### Aggregate Industries

Aggregate Industries is an international aggregate, construction and building materials group, based in the UK, and was incorporated into the Swiss Holcim Group in April 2005. The group has leading regional market positions in the UK, as well as operations in the Channel Islands and Norway.

Aggregate Industries also manufacture and supply commercial architectural masonry products and the Charcon range of hard landscaping products.

#### Manufacturing standards

The Bradstone roofing range is manufactured using a wet cast reconstructed stone product and is compliant to European Standard BS EN 490. Produced in the UK, with locally sourced materials under strict environmental and social legislation, for local supply.

All Aggregate Industries' products are manufactured in accordance with ISO 9001 with factory compliance to ISO 14001.

#### Sustainability and local sourcing

**Energy use:** Aggregate Industries is at the forefront of sustainability and has committed to reduce carbon emissions by 20% by 2012 based on a base line.

**Recyclable:** 100% of the products can be recycled thus reducing the amount of material that is sent to landfill.

**Responsible sourcing:** Aggregate Industries is the first company in the world to achieve a BES 6001:2008 Responsible Sourcing Certificate from BRE Global. Products are assessed on:

- quality management
- environmental management
- health and safety management
- greenhouse gas emissions
- minimising raw material usage
- labour practise
- biodiversity
- community engagement.

#### Key aggregate and recycled content

The Bradstone roofing range is manufactured principally from naturally occurring aggregates, ordinary Portland cement and colouring pigments, cast in moulds.

#### Policies

Aggregate Industries' policies on the environment and community, health and safety and sustainable solutions for different product applications can be viewed on our website [www.aggregate.com](http://www.aggregate.com)



OHS61759



FM06927



EMS96928





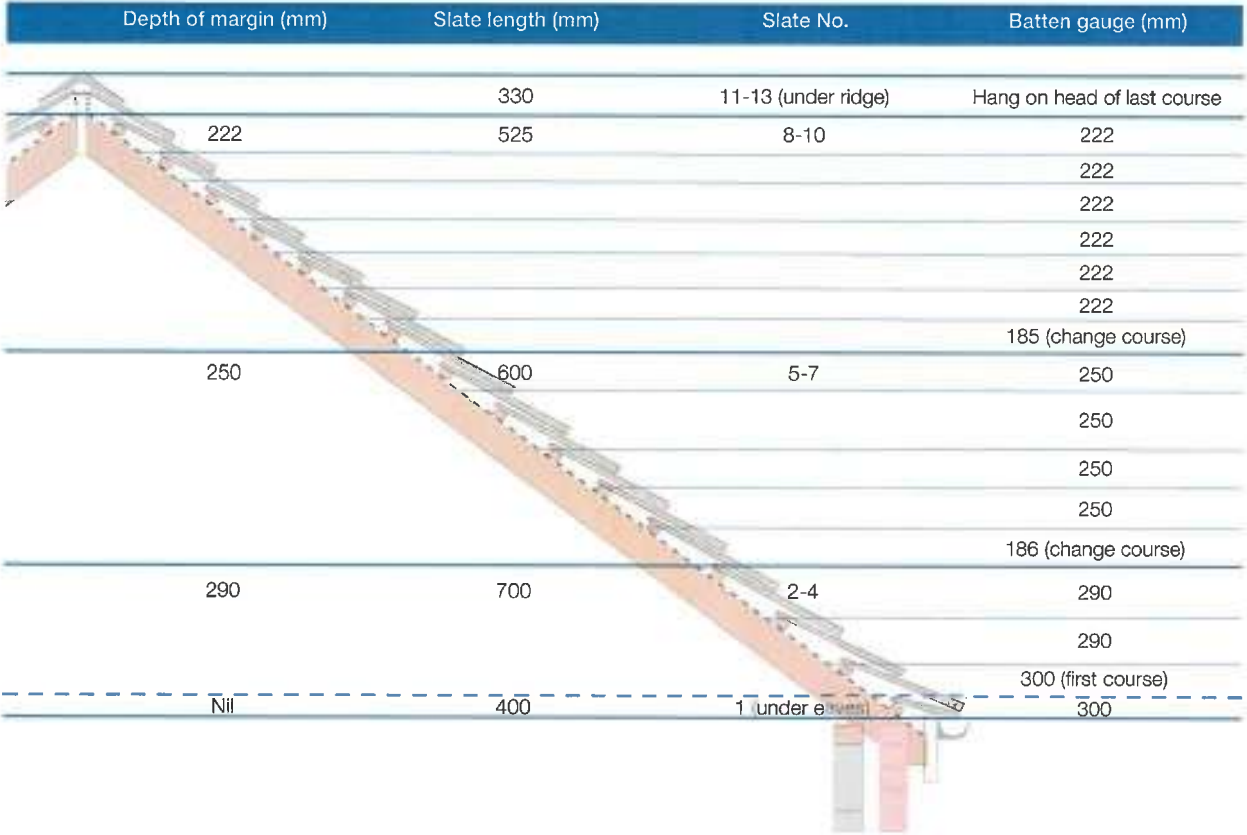
# Battening and coursing

## Coursing

The basic slate lengths, six in the Bradstone Cotswold range, eight in the Bradstone Conservation range and three in the Bradstone Old Quarried range, are each supplied in sufficient quantity to cover approximately equal increments of rafter length.

## Old Quarried Slates

A typical battening gauge detail for slates laid to standard 80mm head lap is shown below.



# Battening and coursing

## Conservation Slates

A typical battening gauge detail for slates laid to standard 80mm head lap is shown below.

Depth of margin (mm)	Slate length (mm)	Slate No.	Batten gauge (mm)
	203	M	Hang on head of last course
90	254	J	90
			90
			90
			90
			70 (change course)
100	279	H	100
			100
			100
			85 (change course)
110	305	G	110
			110
			95 (change course)
125	330	F	125
			125
			100 (change course)
140	356	E	140
			140
			110 (change course)
160	408	D	160
			160
			130 (change course)
185	457	C	105
			165 (change course)
			215
215	508	B	200
Nil	305	A1 (under eave)	210

# Battening and coursing

## Cotswold Slates

A typical battening gauge detail for slates laid to standard 80mm head lap is shown below.

Depth of margin (mm)	Slate length (mm)	Slate No.	Batten gauge (mm)
	200	30-33 (under ridge)	Hang on head of last course
115	300	1-5	115
			115
			115
			115
			115
			90 (change course)
115	350	6-9	135
			135
			135
			135
			110 (change course)
160	400	10-13	160
			160
			160
			135 (change course)
185	450	14-18	185
			185
			160 (change course)
210	500	19-23	210
			105 (change course)
		24-28	235
235	550		200
Nil	350	29 (under eaves)	255

# Eaves and vertical slating

## Eaves

All the Bradstone roofing ranges include an under eaves slate supplied specifically to achieve a traditional stone eaves detail.

The under eaves slates are fixed bed upwards so that the moulded surface may be seen from the ground.

### Detailing

The appropriate standard under eaves slate is supplied unless otherwise specified; this provides an eaves oversail of between 60-80mm depending on pitch.

### Eaves ventilation

Standard proprietary eaves ventilation units may be used with all Bradstone roofing ranges, or eaves ventilation may be provided via drilled holes in the fascia board.

## Vertical slating

Due to the thickness of the slates, the Bradstone Old Quarried and Crofters ranges are not recommended for vertical application.

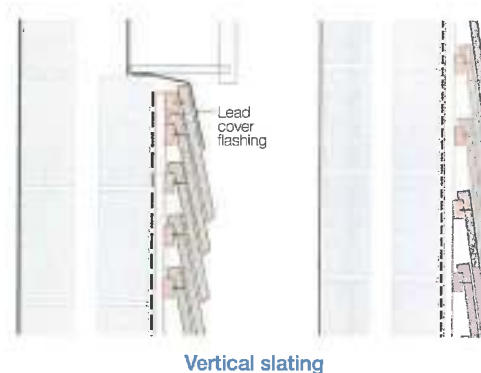
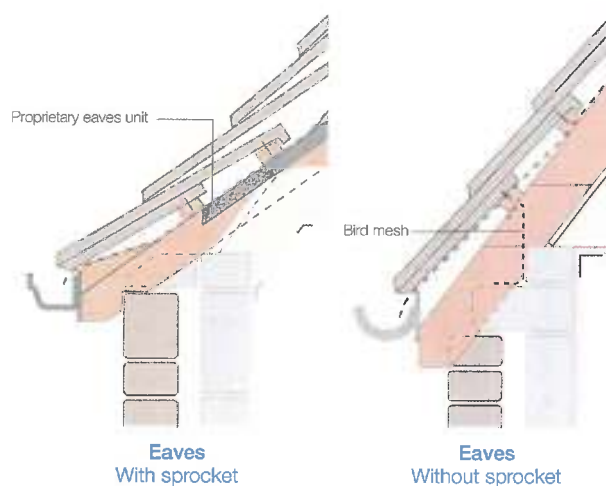
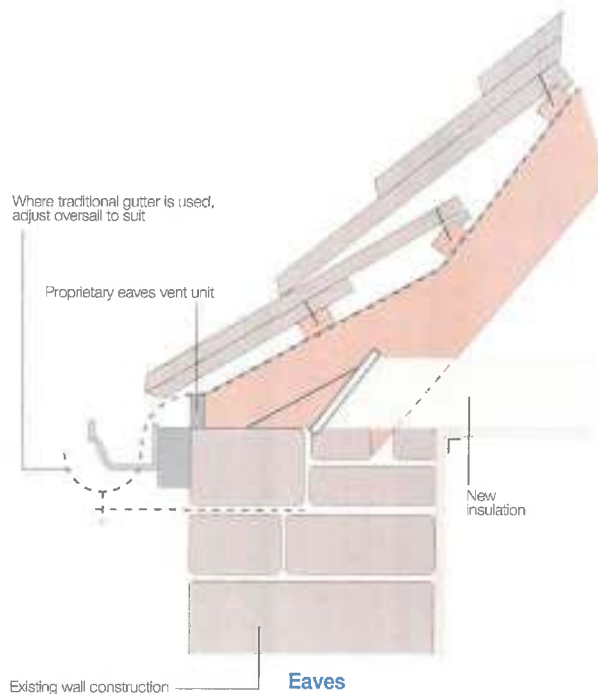
Bradstone Cotswold and Conservation Slates must be fixed in accordance with BS 5534: 2014. Using two Aluminium nails of a minimum 2.65mm diameter in accordance with BS 1202-3 in each tile, penetrating at least 20mm into the batten.

At the top edge use nailed under ridge slates; where under a window cill or soffit, dress with a lead flashing.

The bottom edge should have double coursing using an under eaves slate and tilting fillet.

At abutments maintain a broken bond, cutting slates as necessary closely in to the abutment. Fix lead flashing turned behind slates.

At angles, cut slates as necessary and provide lead soakers in each slate course.



# Change in roof pitch and abutments

## Change in roof pitch

For a change in pitch lay slates on boarding with a tilting fillet at top edge and dress with code 5 lead flashing as illustrated.

## Abutments

### Sloping edge

Cut widest size slates only as necessary and fit slates closely into the abutment. Fix lead soakers to each course by turning down over the head of each slate and dress cover flashing neatly down over soakers.

### Top course

Hang under-ridge slate on last main course. Cover with lead soaker and flashing wedging at 450mm centres.

### Box gutters

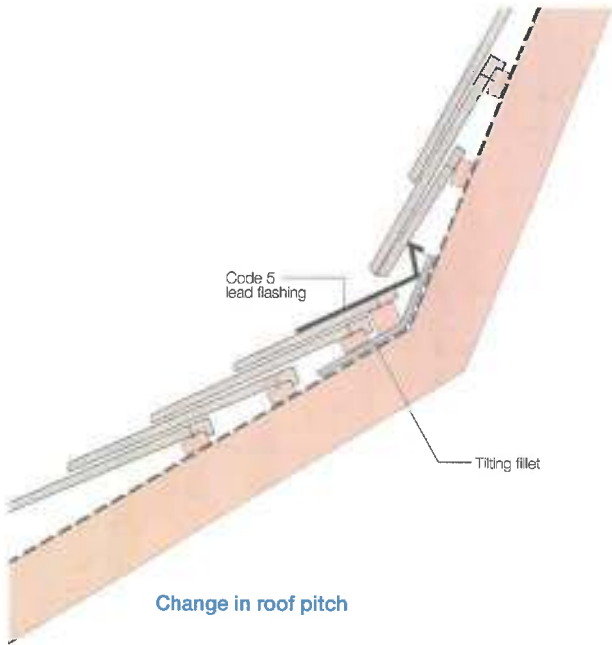
Fix code 4 lead flashing wedges at laps and at 450mm centres.

### Parapets

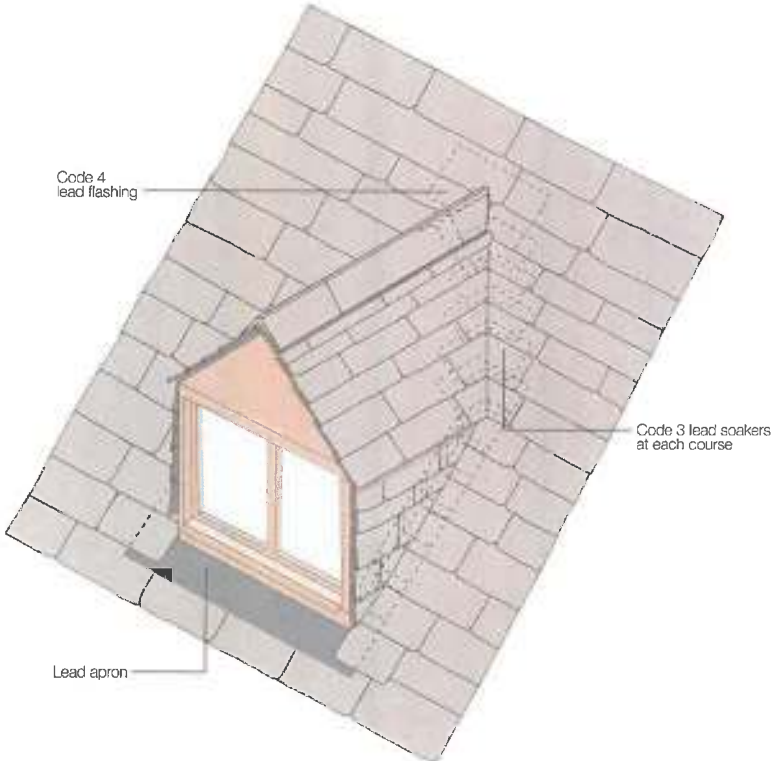
Fix code 4 lead flashing in 1.5 - 2.0m lengths, wedged at laps and every 450mm centres.

### Dormer window

All abutments to be treated as mitred valley detail (page 12), with cut slates interleaved with lead soakers. Only 300 or 305mm length slates should be used on dormer cheeks (Bradstone Old Quarried and Crofters Slates are not appropriate for vertical slate hanging).



Change in roof pitch



Abutments

# Hips

## Hips

Hips may be formed using the appropriate hip unit or by using a mitred hip detail.

Note: In all cases only the widest size slates should be cut.

### Capped hip

Each hip tile is to be mechanically fixed with a 4.5mm diameter screw, penetrating at least 35mm. Fix 6mm galvanised hip irons at the foot of each hip rafter using two 12 gauge galvanised screws or nails. Cut slates to fit closely at junction and make weathertight with hip units laid to a true line with edges and joints solidly bedded in mortar as the work proceeds. Shape first hip unit to align with corner of eaves and fill end with mortar and slips of slate finished flush.

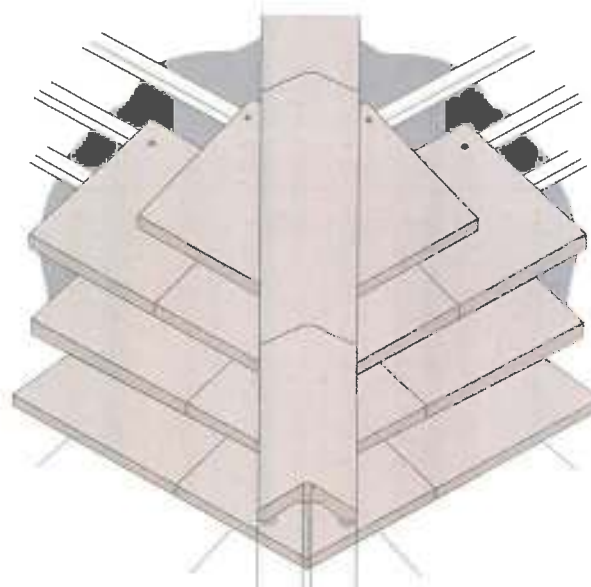
### Mitred hip

#### (a) Lead soaked

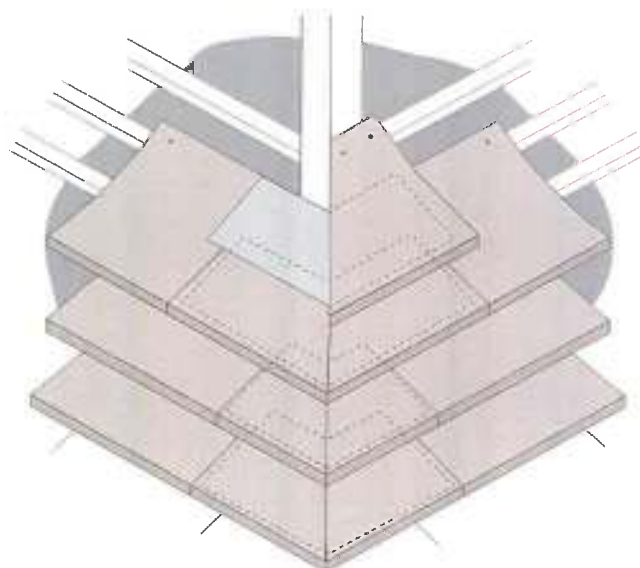
Cut slates neatly, accurately and interleave with code 4 lead soakers to form a straight, weathertight, close-mitred junction. Dress soakers over the head of each course of slates.

#### (b) Lead soaked and mortar roll

In the case of the Bradstone Cotswold and Conservation roofing slates, a further traditional appearance can be achieved by mitring and soaking as (a) above, but with the addition of a mortar cap or roll being used to cover the full length of the mitred hip unit.



Capped hip



Mitred hip

# Verges

## Verges

The thinner Bradstone Cotswold and Conservation ranges may be laid with or without under-cloak. Bradstone Old Quarried and Crofters roofing slates are traditionally laid with an under cloak.

For all slate ranges, a 'struck off' detail may be used if required.

With either method of construction, verges must be fully bedded in with mortar as work progresses.

### Under-cloak

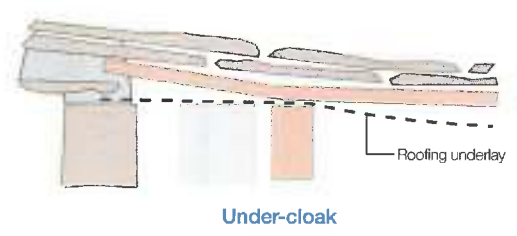
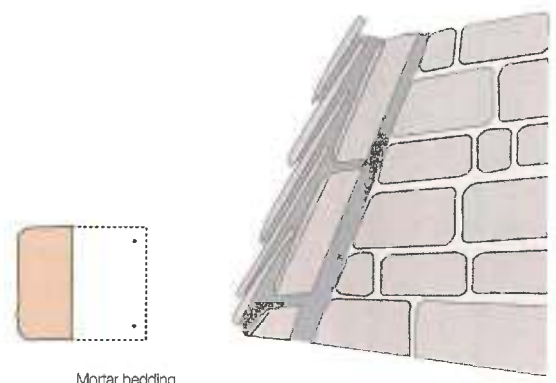
Suitable strips, cut from the moulded portion of the slates, are bedded in mortar to give a normal oversail of about 45mm from the face of the building.

The under-cloak is laid bed upwards so that the moulded surface is seen when viewed from the ground.

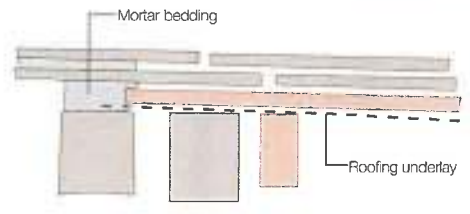
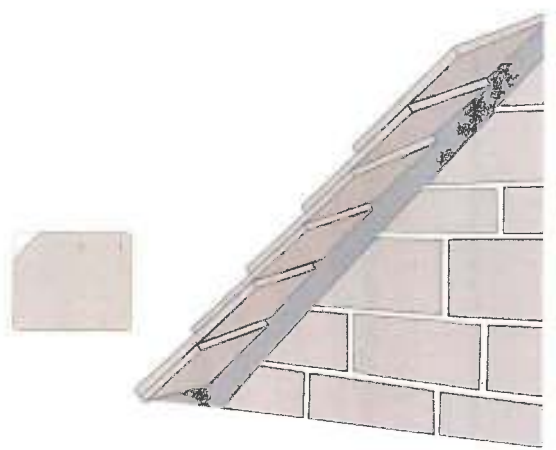
### Struck off

A 'struck off' detail will achieve the traditional dog-toothed effect of natural stone slates when laid without an under-cloak.

The outer shoulder of the head of each Bradstone slate is struck off to a varying angle as it is being laid up the verge. An oversail of approximately 45mm should be provided.



Under-cloak



Struck off

# Valleys

## Valleys

Close mitred and lead lined open valleys may be formed in the Bradstone Cotswold, Crofters, Old Quarried and Conservation ranges. It is possible to form a swept valley in Bradstone Cotswold and Conservation slate ranges.

### Close mitred valley

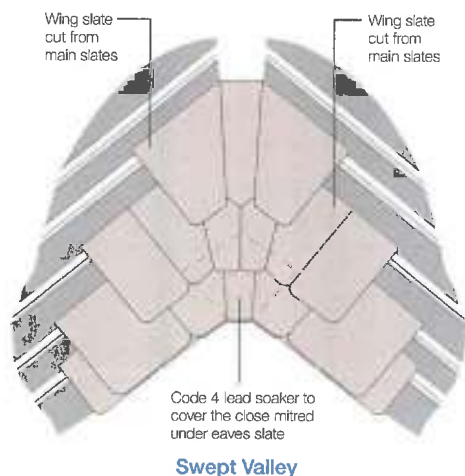
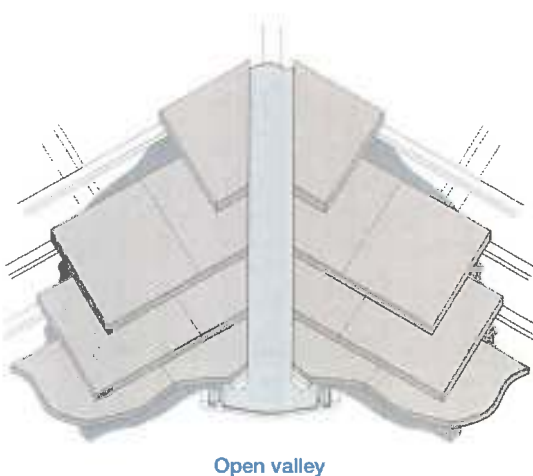
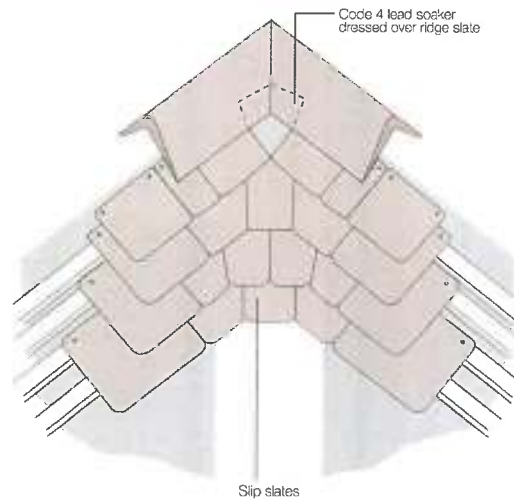
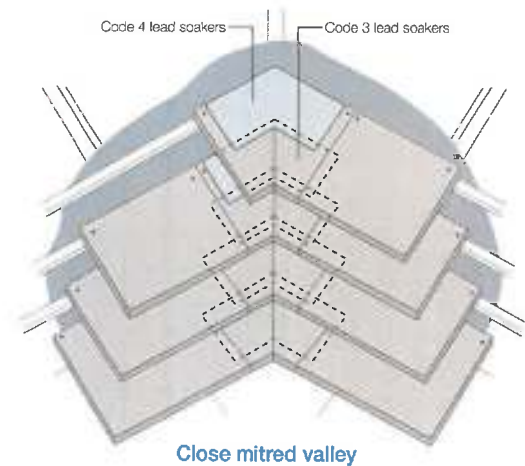
Cover with an underlay strip 1m wide, underlapping general underlay. Cut slates neatly and accurately and interleave with lead soakers to a straight, close, weathertight mitred junction. Dress soakers over the head of each course of slates.

### Open valley

Line gutter with code 5 lead dressed over triangular timber fillets. Support lead lining and fillets on timber valley boards (minimum 225x19mm). Cut required slates to rake and bed edges in mortar.

### Swept valley

A range of centre slip slates are produced to suit the Bradstone Cotswold and Conservation ranges to provide a traditional style swept valley. The Left Hand (LH) and Right Hand (RH) large and small wing slates will be selected and cut to shape on site to correspond and tie in with the normal slate length and coursing of the roof.



## Valleys at eaves

The valley should be felted and battened as for a standard mitred valley. A layboard, approximately 250mm wide for intersection of main roofs and 100mm wide for intersection of smaller features such as dormer windows, should be fixed up the valley to provide a support for the slates.

The first course at eaves will consist of large wing slate, LH; single slip slate; large wing slate, RH.

The second course from eaves will consist of small wing slate, LH; two slip slates; small wing slate, RH.

This is repeated throughout the length of the valley.

## For Cotswold Slates

	Length of slate (mm)	Wing slate (LH) cut on site	Centre slip slate	Wing slate (RH) cut on site
Ridge	300	small	51 51	small
	300	large	51	large
	350	small	50 50	small
	350	large	50	large
	400	small	49 49	small
	400	large	49	large
	450	small	48 48	small
	450	large	48	large
	500	small	47 47	small
	500	large	47	large
	550	small	46 46	small
Eaves	550	large	46	large

## For Conservation Slates

	Length of slate (mm)	Wing slate (LH) cut on site	Centre slip slate	Wing slate (RH) cut on site
Ridge	254	small	J J	small
	254	large	J	large
	279	small	H H	small
	279	large	H	large
	305	small	G G	small
	305	large	G	large
	330	small	F F	small
	330	large	F	large
	356	small	E E	small
	356	large	E	large
	406	small	D D	small
	406	large	D	large
	457	small	C C	small
	457	large	C	large
	508	small	B B	small
Eaves	508	large	B	large

Note: The first slate either side of the wing slate should be twice nailed. Centre slip slates are numbered. Wing slates are referred to as large or small depending upon their width and cut on site to suit roof pitch. When fixed they should alternate up the courses as the tables show to achieve adequate side laps.

# Ridge tile and slate ventilators

## Slate and ridge tile ventilators

Numerous factors in modern construction, including increased thermal requirements, have led to an increased risk of condensation within roof spaces.

Average air temperatures within buildings have increased, allowing air to carry large quantities of vapour, while increased roof insulation has resulted in colder roof voids, increasing the risk of harmful condensation.

Condensation, taking place in roofs out of sight, can result in serious decay of structural roof timbers, reduced thermal performance of the insulant and damage to internal finishes.

Note: The slate ventilator must not be used as a gas flue or in conjunction with heating boilers.

## Slate ventilator

- Currently supplied in Conservation, Cotswold and Crofters formats
- Net free area: 10,000mm<sup>2</sup>
- Spacing centres to achieve ventilation are of:  
2.0m for 5,000mm<sup>2</sup>/m  
1.0m for 10,000mm<sup>2</sup>/m
- Minimum rafter pitch 30°

## Components

- One Cotswold slate (450x400mm), Conservation slate (406x375mm) or Crofters Sslate (550x25mm) ventilator
- One underlay protector
- Fixing instructions

## Airflow resistance (Pa):

Air flow resistance (Pa)	
54 <sup>3</sup> /m (15 litres/sec)	10
108 <sup>3</sup> /m (30 litres/sec)	10
216 <sup>3</sup> /m (60 litres/sec)	10

## Authority

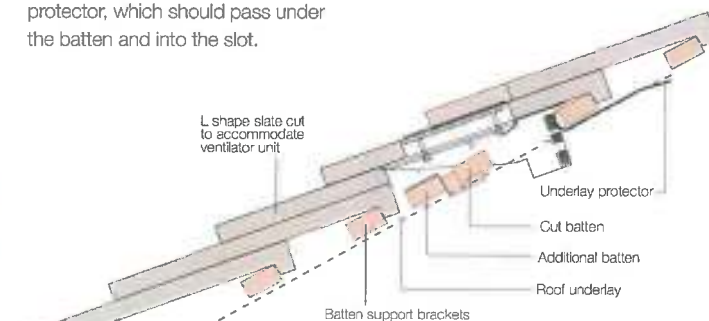
Complies with:

- Mechanical ventilation to meet the requirements of the Building Regulations Approved Document F1: 1995 'Means of Ventilation'
- Roof void ventilation to comply with the Building Regulations Approved Document F2: 2006 'Condensation in Roofs'
- Soil pipe ventilation to comply with the Building Regulations Approved Document H1: 1992 'Sanitary Pipework and Drainage.'

A pipe adaptor is used to connect the ventilator to soil or mechanical ducting.

## Site fixing instructions

1. Determine the position of the ventilator between rafters. It will be necessary to remove a section of the batten, 256mm wide, where it would interfere with the throat of the ventilator.
2. An additional batten should be nailed to the rafters 25mm below the cut batten. The ends of the cut battens are supported by the cut batten support brackets provided, which are fixed to the additional batten.
3. Approximately 25mm above the batten immediately above the throat of the ventilator, cut a 340mm long slot in underlay to accept the underlay protector, which should pass under the batten and into the slot.



4. Cut the two slates in course directly

below the ventilator in an 'L' shape according to batten gauge, to accommodate ventilator unit. Select a slate for cutting that maintains required side lap cover. An additional fixing hole is recommended 15mm from cut edge.

5. Position the ventilator and mark an opening on the underlay. Cut and fold the flap upwards and outwards to accept the throat of the ventilator. Aperture size should be approximately 250mm wide by 55mm.
6. Place the throat of the ventilator through the underlay aperture to align with adjacent slates and nail twice into position.
7. The two slates directly above will require cutting to ensure that ventilator grille is not obstructed.
8. Continue slating as normal.
9. For soil pipe venting or mechanical extraction, attach the Bradstone Slate Pipe Adaptor and flexible pipe (supplied separately) after installation of ventilator.

# Ridge tile and slate ventilators

## Ridge tile ventilators

- Authentic look to the ridge line
- Complies with current building regulations
- Technical assistance available
- Supplied in Cotswold, Old Quarried, Crofters and Conservation ranges

Note: Bradstone ventilators must not be used for the extraction of hot combustion gases - see Bradstone gas flue ridge units.

### Product specification

- Material: Concrete ridge tile bonded to an ABS ventilator underbase unit
- Free ventilation area 10,000mm<sup>2</sup>
- Spacing centres to achieve ventilation are of: 2.0m for 5,000mm<sup>2</sup>/m

### Components

- One ridge ventilator unit to suit Cotswold, Old Quarried, Crofters or Conservation roofs
- One extension sleeve
- Fixing instructions

### Authority

Complies with:

- Roofscape Ventilation - Building Regulations Approved Document F2 : 2006 'Condensation in Roofs' BS5250 : 1989 Code of Practice for Control of Condensation in Buildings.

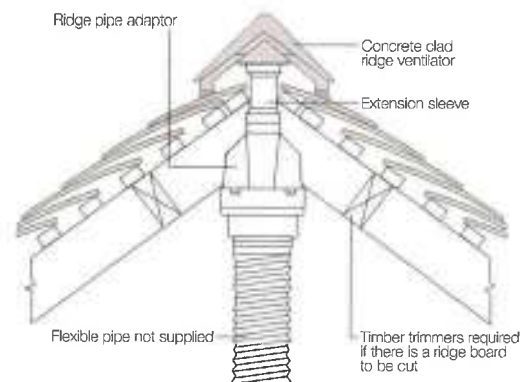
- Mechanical fixing - BS 5534 2014 Code of Practice for Slating and Tiling.
- Soil pipe ventilation - Building Regulations Approved Document H: 2002 'Sanitary Pipework and Drainage'.
- Mechanical ventilation - Building Regulations Approved Document F1 : 1995 'Means of Ventilation' BS 5720 : 1979 Code of Practice for Mechanical Ventilation and Air Conditioning in Buildings.

### Technical specification

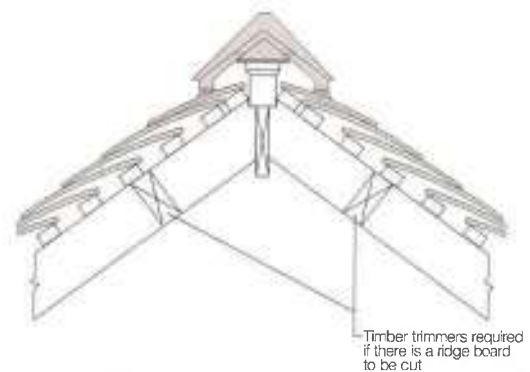
- Driving rain resistant - test results to meet worst UK conditions.
- Integral 4mm large insect protection.
- Designed and developed under BS EN ISO 9001/9002.
- Integral stainless steel fixing wires for increased security.
- AA fire rating to BS 476: Part 3: 1958

The latest BRE advice is outlined in Good Building Guide 37 and BS5250, which states that ventilation, should always be provided either above or below permeable roof underlays and below impermeable underlays.

Bradstone slate and ridge tile ventilators can be used on new, refurbishment and re-roofing projects.



Ridge ventilator installed as soil vent or mechanical extract terminal (installation required in unheated roof space)



Ridge ventilator installed for roof space ventilation

### Airflow resistance (Pa):

	Pipe diameter (mm)			
	Old Quarried 110°		Cotswold / Conservation 90°	
	100	125	100	125
54 m <sup>3</sup> /hr (15 litres/sec)	4.0	4.8	2.0	2.6
108 m <sup>3</sup> /hr (30 litres/sec)	15.8	18.0	7.6	9.6
216 m <sup>3</sup> /hr (60 litres/sec)	62.6	70.5	28.7	36.0

Ventilator every 2 metres of ridge to provide 5,000mm<sup>2</sup> per metre at ridge

# Gas flue ridge terminal

## Description

The terminal primarily comprises two inverted vee section tiles, separated by integral corner pillars, the resulting side and end openings incorporate stainless steel square mesh bird guards.

## Composition

Produced in semi-dry concrete with stainless steel inserts.

## Size

Three versions, all 440mm in length.

- 90° Internal angle unit to suit Bradstone Cotswold roofing ridge
- 110° Internal angle unit to suit Bradstone Old Quarried and Crofters roofing ridge
- 90° Internal angle unit to suit Bradstone Conservation roofing ridge

## Installation

When fixing, remove a section of the ridge board 400mm long. Trimmer boards should be fixed to the adjacent rafters either side of the gap to maintain the structural stability of the roof at this juncture.

Both the 90° and 110° gas flue ridge terminals are fitted with two stainless steel bolts with nuts and washers which pass through the assembly (positioned at 330mm centres) and protrude beyond the lower ridge. These provide attachment points for an 'R' type adaptor (not provided) which in turn connects to the flue pipe. Both the pipe and adaptor are readily available from most builders' roofing merchants.

The gas flue ridge terminal should be bedded in mortar. Similar to the standard ridge units.

## Location

The gas flue ridge terminal should be positioned so that:

- Air may pass freely across and through it at all times
- It is at least 600mm from any opening in the building (including ventilation ridge terminals)
- Combustion gases released cannot re-enter the building through a window or air inlet above the ridge line
- The gas flue is at least 25mm clear of all combustible materials

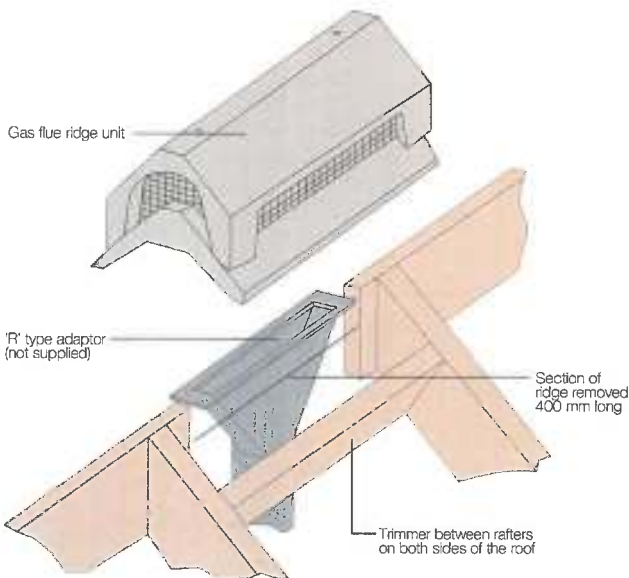
Note: It is unlikely that snow or wind blown debris such as leaves may collect and block air passages.

## Declaration

A typical sample of this gas flue ridge terminal has been tested by BG Technology Certification Services and is certified to comply with the relevant requirements of BS 1289: Part 1: 1986, when tested at parameters pertaining to a 125mm diameter flue.

It is technically suitable for inclusion in the BG plc list of flues and terminals.

The tests carried out relate only to gas application of the unit.



# Fixing information

## Check dimensions

Check the original drawings and the specific battening and coursing schedule against the actual rafter lengths, eaves oversail and other critical site dimensions. This is preferably done prior to delivery of materials to site.

## Battening: min. 50mm x 25mm

Batten out roof from eaves to ridge in accordance with the battening schedule (see 'Check dimensions' above). Tie-in battens on intersecting roofs (e.g. dormers etc.) with those of main roof when indicated in the battening schedule. Roofs of different pitches cannot be tied in and small dormers are normally coursed independently.

## Slating

Slates should be laid in diminishing lengths except Bradstone Crofters Slates and random widths in accordance with the coursing schedule supplied by Aggregate Industries for the particular roof.

Valleys and hips should be cut and fixed first along with the verges and then the main slatework filled in, working away from these sections in accordance with good roofing practice.

A good side bond should be maintained at all times and should never be less than 75mm for all types of roofing slates.

Note: Access to upper roof areas should be gained by ladders suitably padded to prevent damage to lower areas already slated.

## Underlays

The underlay should be in accordance with the relevant British Standards and laid to the manufacturers recommendations.

## Cutting and drilling

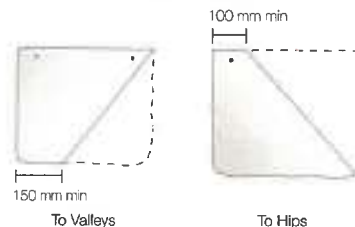
Aggregate Industries roofing slates can be easily cut when necessary by the same methods as those used for ordinary concrete tiles, the two most satisfactory methods being (a) the electric abrasive

disc-type cutter or, for Bradstone Cotswold and Conservation Slates only, (b) the manually operated tile cutter.

The tile cutter has the advantage of flexibility in that it can cut to a curve. Additionally, it gives a roughened appearance to the cut edge, which is more appropriate for a traditional material such as this.

In all cases only the widest size slates should be cut.

Bradstone roofing slates may be easily drilled with the use of an appropriate masonry drill.



## General fixing methods

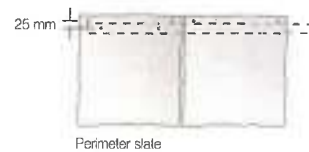
Bradstone Cotswold and Conservation Slates are simply hung over the batten by means of the continuous nib formed along the top edge of each slate specifically for the purpose.

Bradstone Old Quarried and Crofters Slates are hung using a stout nail or metal peg, e.g. 40mm long x 4.5 or 5mm aluminium tile pegs, located through the two holes at the head of each slate.

In all cases a certain number of slates and all perimeter slates should be twice nailed:

### At verges and on each side of valleys, hips and abutments

The last slate in each course should be twice nailed.



With moderate exposure we would also recommend twice nailing a certain number of the courses depending on the roof pitch:

### Pitches below 50°

Each slate twice nailed at every 5th course.

### Pitches 50-55°

Each slate twice nailed at every 3rd course.

### Pitches above 55°

Each slate twice nailed at every course.

In locations of extreme exposure, it is recommended that all slates are twice nailed rather than hung.

A good quality nail, such as aluminium alloy, should be used.

For the main slating, 40mm clout headed nails to BS 1202 are recommended. Longer nails may be needed in some parts of the roof, such as the eaves.

When nailing, care should be taken to ensure that slates, and particularly the wider slates, are not nailed down too tightly.

# Fixing information

For moderate exposure, local areas (see diagram) requires each tile to be double nailed.

### At Eaves

At Eaves and Top edge, two courses of tiles (consisting of undereaves course and full course at eaves, last full course and top course at top edges) should be nailed or otherwise mechanically fixed.

### At verges

At verges and abutments, and at each side of valleys and hips, the end tile in every course should be twice nailed (see diagram showing local areas requiring all tiles to be twice nailed).

**The above recommendations for severe exposure are in accordance with BS 5534:2014, however we recommend that for severe exposure, all slates are twice nailed.**

### Ridge and Hip Tiles

All ridge and hip tiles are to be mechanically fixed, using a minimum screw diameter of 4.5mm, penetrating at least 35mm into the batten.

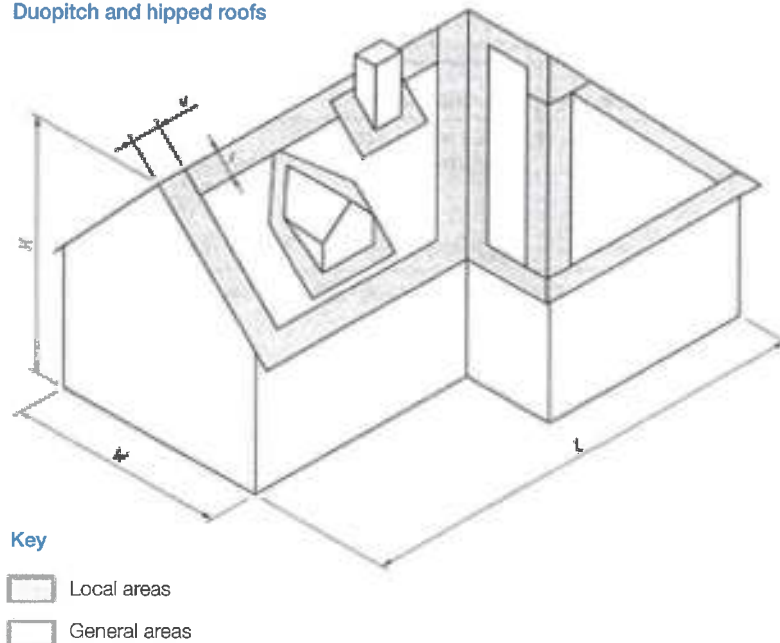
Note: When Bradstone Old Quarried Slates are fixed using a combination of nailing and hanging, it will be necessary to make adjustments to the battening gauge.

In the courses which are nailed, the gauge specified in the battening guide must be reduced by half the width of the batten.

For example, in the case of a 50x25mm size batten the gauge should be reduced by 25mm.

In courses which are hung, Bradstone Old Quarried Slates must nevertheless be nailed at perimeters. In these cases it is necessary to drill holes for nails 25mm below the existing holes, as illustrated above.

### Duopitch and hipped roofs



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Aggregate Industries, North End Farm Works,  
Ashton Keynes, Wiltshire SN6 6QX

Tel: 01285 646900  
Fax: 01285 646891

[www.aggregate.com](http://www.aggregate.com)



# **APPENDIX B: DECISION NOTICE FOR APPLICATION REF. 3/2018/0745**

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2018/0745

**DECISION DATE:** 09 November 2018

**DATE RECEIVED:** 24/08/2018

**APPLICANT:**

Mr Ian Procter and Miss Victoria Taylor  
c/o Agent

**AGENT:**

Mr Charles Stanton  
Stanton Andrews  
44 York Street  
Clitheroe  
BB7 2DL

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**DEVELOPMENT PROPOSED:** Planning application for the demolition and erection of a replacement two-storey dwelling.

**AT:** Susie Cottage Rimington Lane Rimington BB7 4DT

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Title	Drawing Reference	Received/ Dated
Proposed Plans and Elevations	1811/PL10 Rev F	9th November 2018
Location Plan	1811/EX00 rev A	Dated: April 2018

Reason: To define the permission and in the interests of the proper development of the site

3. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure that the materials used are visually appropriate to the locality.  
P.T.O.

4. Prior to the commencement of the construction of the dwellinghouse hereby approved full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

5. Prior to the commencement of the construction of the dwellinghouse hereby approved full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

6. Prior to the commencement of the construction of the dwellinghouse hereby approved full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents

7. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building

P.T.O.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission shall be inserted or constructed at any time in the south east elevation of the dwelling hereby permitted.

Reason: To protect the amenities and privacy of the adjoining property

9. That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5 metres into the site shall be paved in permanent construction, such as tarmacadam, concrete, block pavements or other permanent fixed material before the access is used for vehicular purposes. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 no gates or other obstructions shall be constructed in that standing space unless planning permission is first obtained.

Reason: To prevent loose surface material from being carried on to the public highway, and to prevent obstructions being erected that would cause vehicles accessing the site to stop in the highway, thus causing a potential source of danger to other road users

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- hours of operation (including deliveries) during construction
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel washing facilities and/or road sweeping (as appropriate)
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In order to avoid the possibility of the public highway being affected by the deposit of mud/or loose materials which could create a potential hazard to road users, in order to protect the amenity of the occupiers of the adjacent properties and in the interests of highway safety the above information is required prior to the commencement of the development.

11. The visibility splays shown on the plans hereby approved shall be provided in all respects prior to the occupation of the building hereby approved. Any vegetation within the splays shall be kept to a height no greater than 1metre. No development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 shall be undertaken within the identified visibility splays without express planning permission first being obtained.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site P.T.O.

12. Notwithstanding the submitted information, details of the provisions to be made for building dependent species of conservation concern, artificial bat/bird roosting boxes, shall be submitted to, and approved in writing by the Local Planning Authority prior to the construction of the dwellinghouse hereby approved.

For the avoidance of doubt the details shall identify the nature and type of the boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bat/bird boxes shall be made available for use before the dwelling hereby approved is first occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

**NICOLA HOPKINS**  
**DIRECTOR ECONOMIC DEVELOPMENT & PLANNING**

## **APPENDIX C: PREVIOUS CORRESPONDENCE BETWEEN APPELLANT AND THE COUNCIL**

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 21 December 2018 11:03  
**To:** 'Adrian Dowd'  
**Subject:** RE: 3/2018/1125

Dear Mr Dowd.

I have not heard anything from you (other than an acknowledgment), notwithstanding my email seeking to ensure that you have everything you need to discharge all the conditions.

I assume that you have, but again, if there are any issues or queries please contact me on 07970 404 536.

Regards.

**Ian Procter**

*Solicitor*

Green Solicitors Limited

79 King Street, Whalley, Clitheroe, BB7 9SW.

T +44 (0) 1254 822330 F + 44 (0) 1254 822585

E [ian@greensolicitors.co.uk](mailto:ian@greensolicitors.co.uk)

W [www.greensolicitors.co.uk](http://www.greensolicitors.co.uk)

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Director: Ian Procter.

VAT number 137 2437 19.

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---

**From:** Adrian Dowd [<mailto:Adrian.Dowd@ribblevalley.gov.uk>]  
**Sent:** 17 December 2018 09:27  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; John Macholc; Nicola Hopkins  
**Subject:** RE: 3/2018/1125

Dear Mr Procter,

Thank you for your email.

Mindful of my recommendation on application 3/2018/0745, I will discuss the allocation of Discharge of Condition application 3/2018/1125 with colleagues.

## Ian Procter

---

**From:** Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>  
**Sent:** 21 December 2018 11:16  
**To:** 'Ian Procter'  
**Cc:** Nicola Hopkins; John Macholc  
**Subject:** RE: 3/2018/1125  
**Attachments:** Planning application 3/2018/1125 - Susie Cottage, Rimington (64.4 KB)

Dear Mr Procter,

Thank you for your email. I have received the file this week and will be considering its contents as soon as possible.

For information, I attach a consultation reply from the Lancashire Archaeological Advisory Service.

Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTP1 IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Ian Procter [mailto:ian@greensolicitors.co.uk]  
**Sent:** 21 December 2018 11:03  
**To:** Adrian Dowd  
**Subject:** RE: 3/2018/1125

Dear Mr Dowd.

I have not heard anything from you (other than an acknowledgment), notwithstanding my email seeking to ensure that you have everything you need to discharge all the conditions.

I assume that you have, but again, if there are any issues or queries please contact me on 07970 404 536.

Regards.

**Ian Procter**

*Solicitor*

**Green Solicitors Limited**

79 King Street, Whalley, Clitheroe, BB7 9SW.

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Director: Ian Procter.

VAT number 137 2437 19.

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 09 January 2019 11:15  
**To:** 'Adrian Dowd'  
**Cc:** stephen.barker@ribblevalley.gov.uk  
**Subject:** RE: 3/2018/1125

Dear Mr Dowd,

Would you provide us with an update concerning our outstanding application 3/2018/1125.

In particular, having not heard from you we presume you are satisfied with it ?

We look forward to hearing from you.

## Ian Procter

*Solicitor*

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Director: Ian Procter.

VAT number 137 2437 19.

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---

**From:** Adrian Dowd [mailto:[Adrian.Dowd@ribblevalley.gov.uk](mailto:Adrian.Dowd@ribblevalley.gov.uk)]  
**Sent:** 21 December 2018 11:16  
**To:** 'Ian Procter'  
**Cc:** Nicola Hopkins; John Macholc  
**Subject:** RE: 3/2018/1125

Dear Mr Procter,

Thank you for your email. I have received the file this week and will be considering its contents as soon as possible.

For information, I attach a consultation reply from the Lancashire Archaeological Advisory Service.

Regards,

## Ian Procter

---

**From:** Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>  
**Sent:** 09 January 2019 12:19  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; Nicola Hopkins; John Macholc  
**Subject:** RE: 3/2018/1125

Dear Mr Procter,

Thank you for your email.

No further consultee comments have been received. Following my return to the office, I will now consider condition discharge proposals as soon as possible (I anticipate that this will be considerably earlier than the 1 February 2019 application decision deadline).

Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPi IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Ian Procter [mailto:ian@greensolicitors.co.uk]  
**Sent:** 09 January 2019 11:15  
**To:** Adrian Dowd  
**Cc:** Stephen Barker  
**Subject:** RE: 3/2018/1125

Dear Mr Dowd,

Would you provide us with an update concerning our outstanding application 3/2018/1125.

In particular, having not heard from you we presume you are satisfied with it ?

We look forward to hearing from you.

## Ian Procter

*Solicitor*

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Director: Ian Procter.

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 09 January 2019 16:47  
**To:** 'Adrian Dowd'  
**Subject:** RE: 3/2018/1125

Many thanks.

## Ian Procter

*Solicitor*

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Director: Ian Procter.

VAT number 137 2437 19.

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---

**From:** Adrian Dowd [<mailto:Adrian.Dowd@ribblevalley.gov.uk>]  
**Sent:** 09 January 2019 12:19  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; Nicola Hopkins; John Macholc  
**Subject:** RE: 3/2018/1125

Dear Mr Procter,

Thank you for your email.

No further consultee comments have been received. Following my return to the office, I will now consider condition discharge proposals as soon as possible (I anticipate that this will be considerably earlier than the 1 February 2019 application decision deadline).

Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 16 January 2019 13:33  
**To:** adrian.dowd@ribblevalley.gov.uk  
**Cc:** stephen.barker@ribblevalley.gov.uk  
**Subject:** 03/2018/1125

Dear Mr Dowd,

Noting that you received the satisfactory reply from LAAS on the 20<sup>th</sup> of December, that there are no outstanding enquires and you have not contacted us. And further that in recent correspondence Mrs Hopkins referred to your eagerness to assist our applications in an efficient and fast manner, could you advise what you have done since the 20<sup>th</sup> of December and when we might hear from you.

We are concerned that our application is being left to one side due to our ongoing complaints.

Kind regards.

**Ian Procter**

*Solicitor*

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## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 17 January 2019 11:45  
**To:** nicola.hopkins@ribblevalley.gov.uk  
**Cc:** stephen.barker@ribblevalley.gov.uk; adrian.dowd@ribblevalley.gov.uk  
**Subject:** FW: 03/2018/1125

Dear Mrs Hopkins

Reference my e-mail below I have viewed the planning file this morning and I see Mr Dowd has done nothing on the file whatsoever since initial consultation letters were sent out on the 17th December 2018. LAAS replied confirming their satisfaction on the 20th December 2018 and nothing has been done since then, in previous correspondence you sought to assure me that Mr Dowd acts quickly and with the intention of processing applications as fast as possible, could I have a meeting with you urgently to discuss why nothing has been done on this file by him.

I look forward to hearing from you.

Kind Regards

**Ian Procter**

*Solicitor*

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**From:** Ian Procter [<mailto:ian@greensolicitors.co.uk>]  
**Sent:** 16 January 2019 13:33  
**To:** [adrian.dowd@ribblevalley.gov.uk](mailto:adrian.dowd@ribblevalley.gov.uk)  
**Cc:** [stephen.barker@ribblevalley.gov.uk](mailto:stephen.barker@ribblevalley.gov.uk)  
**Subject:** 03/2018/1125

Dear Mr Dowd,

## **Ian Procter**

---

**From:** Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>  
**Sent:** 17 January 2019 12:41  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; Nicola Hopkins; John Macholc  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

Please note that I have to manage a considerable planning and conservation workload.

I have just returned from a site meeting in respect to planning and listed building consent applications which expire their 8 weeks on 25 January 2019. This afternoon I will be considering a discharge of condition application which expires its 8 weeks tomorrow and I will hopefully have time to consider another discharge of condition application which expired its 8 weeks on Monday this week. I have a listed building consent application which expires its extension of time tomorrow and meetings 10-12 and 2.30-3.30. Whilst I have to meet the Committee report writing deadline of Wednesday next week, I expect to consider your application (and hopefully issue my recommendations) early next week.

Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Ian Procter [<mailto:ian@greensolicitors.co.uk>]  
**Sent:** 16 January 2019 13:33  
**To:** Adrian Dowd  
**Cc:** Stephen Barker  
**Subject:** 03/2018/1125

Dear Mr Dowd,

Noting that you received the satisfactory reply from LAAS on the 20<sup>th</sup> of December, that there are no outstanding enquires and you have not contacted us. And further that in recent correspondence Mrs Hopkins referred to your eagerness to assist our applications in an efficient and fast manor, could you advise what you have done since the 20<sup>th</sup> of December and when we might hear from you.

We are concerned that our application is being left to one side due to our ongoing complaints.

Kind regards.

**Ian Procter**

*Solicitor*

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## **Ian Procter**

---

**From:** Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>  
**Sent:** 17 January 2019 15:56  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; Nicola Hopkins; John Macholc  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

Please note that I have allocated most of next Monday 21 January 2019 in my diary to consider the discharge of condition proposals.

Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPi IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Adrian Dowd  
**Sent:** 17 January 2019 12:41  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; Nicola Hopkins; John Macholc  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

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Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPi IHBC  
Principal Planning Officer  
Ribble Valley BC

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**From:** Ian Procter [<mailto:ian@greensolicitors.co.uk>]  
**Sent:** 16 January 2019 13:33  
**To:** Adrian Dowd  
**Cc:** Stephen Barker  
**Subject:** 03/2018/1125

Dear Mr Dowd,

Noting that you received the satisfactory reply from LAAS on the 20<sup>th</sup> of December, that there are no outstanding enquires and you have not contacted us. And further that in recent correspondence Mrs Hopkins referred to your eagerness to assist our applications in an efficient and fast manner, could you advise what you have done since the 20<sup>th</sup> of December and when we might hear from you.

**Ian Procter**

---

**From:** Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>  
**Sent:** 21 January 2019 11:08  
**To:** 'Ian Procter'  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

**Condition 3 (Materials) of 3/2018/0745**

Please confirm the location of samples for inspection as part of consideration to the discharge of condition 3 of 3/2018/0745 (I am happy and would prefer to inspect on site). To ensure new stone matches that of the existing building (which I note is to be re-used in construction), please include samples of the former.

Thank you,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPi IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Adrian Dowd  
**Sent:** 17 January 2019 15:56  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; Nicola Hopkins; John Macholc  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

Please note that I have allocated most of next Monday 21 January 2019 in my diary to consider the discharge of condition proposals.

Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPi IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Adrian Dowd  
**Sent:** 17 January 2019 12:41  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; Nicola Hopkins; John Macholc  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

Please note that I have to manage a considerable planning and conservation workload.

I have just returned from a site meeting in respect to planning and listed building consent applications which expire their 8 weeks on 25 January 2019. This afternoon I will be considering a discharge of condition application which expires its 8 weeks tomorrow and I will hopefully have time to consider another discharge of condition application which expired its 8 weeks on Monday this week. I have a listed building consent application which expires its extension of time tomorrow and meetings 10-12 and 2.30-3.30. Whilst I have to meet the Committee report writing deadline of Wednesday next week, I expect to consider your application (and hopefully issue my recommendations) early next week.

## Ian Procter

---

**From:** Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>  
**Sent:** 21 January 2019 13:46  
**To:** 'Ian Procter'  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

### Condition 4 (Hard landscaping) and Condition 10 (Construction Method Statement) of 3/2018/0745

I have received the comments of Lancashire County Council (Highways) in respect to application 3/2018/1125:

- the information submitted in respect to Condition 4 is considered to be acceptable.
- however, in respect to Condition 10 *"there is a reference within the Construction Method Statement (Paras 4.5 and 5.2) involving personnel entering the highway to deal with contamination from the site using a spade and jet- wash. In order to ensure the necessary safety aspect this will require the appropriate Chapter 8 traffic management. The preference would be for the contractor to use a road sweeper.*

*The submitted compound layout plan should also show a clear and unobstructed route to the materials storage area so that delivery vehicles are not delayed at the site entrance".*

I would be grateful for your consideration to and response in respect to the comments of LCC Highways.

Thank you,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Adrian Dowd  
**Sent:** 17 January 2019 15:56  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; Nicola Hopkins; John Machoic  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

Please note that I have allocated most of next Monday 21 January 2019 in my diary to consider the discharge of condition proposals.

Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Adrian Dowd  
**Sent:** 17 January 2019 12:41  
**To:** 'Ian Procter'  
**Cc:** Stephen Barker; Nicola Hopkins; John Machoic  
**Subject:** RE: 03/2018/1125

## Ian Procter

---

**From:** Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>  
**Sent:** 21 January 2019 17:06  
**To:** Ian Procter  
**Cc:** Adrian Dowd; John Macholc  
**Subject:** FW: 03/2018/1125  
**Attachments:** RE: 03/2018/1125 (14.1 KB); RE: 03/2018/1125 (21.5 KB)

Dear Mr Procter,

**Application Number: 3/2018/1125**

**Proposal: Application for the discharge of condition 3 (materials), 4 (hard landscaping), 5 (fences, walls and gates), 6 (details of existing and proposed ground levels and proposed building finished floor levels), 7 (programme of building recording and analysis), 10 (Construction Method Statement) and 12 (building dependent species of conservation concern, artificial bat/bird roosting boxes) from planning permission 3/2018/0745.**

**Location: Susie Cottage Rimington Lane Rimington BB7 4DT**

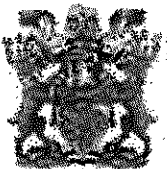
As advised I have discussed this application with Mr Dowd and understand consideration of the application has progressed as follows:

Condition	Update
3	Location of samples requested via e-mail (please see attached)- please note that the expected materials will be natural slate and stone
4	The details are acceptable to LCC Highways
5	As no new walls or fences are proposed then this condition does not need to be discharged although I recall on site that there is no formal boundary treatment between your site and your immediate neighbour as the trees which were in situ had been felled- is there no plan to erect a fence along this boundary to provide privacy for both you and your neighbours?
6	The levels look acceptable on the plans and will be checked on site when the material samples are viewed
7	The submitted details are considered to be acceptable subject to the submission of a final report
10	Further clarification has been requested from LCC (please see attached)
12	The information is being assessed by the Council's Countryside Officer although there does not appear to be any details of opportunities for birds?

As soon as the above clarification is provided and the materials have been assessed on site Mr Dowd will be able to pass his recommendation through to the Head of Planning who will ensure the decision is issued asap.

Yours,

Nicola Hopkins | Director of Economic Development and Planning  
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA  
T: 01200 414532 | F: 01200 414432 | E: [nicola.hopkins@ribblevalley.gov.uk](mailto:nicola.hopkins@ribblevalley.gov.uk) | W: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

## **Ian Procter**

---

**From:** Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>  
**Sent:** 25 January 2019 13:51  
**To:** 'Ian Procter'  
**Cc:** Nicola Hopkins; John Machoic  
**Subject:** RE: 03/2018/1125 IAN PROCTER

Dear Mr Procter,

Thank you for this information. I will be considering the samples and levels on site this afternoon.

I note that the roof sample is not natural slate. Mindful of Nicola Hopkins' advice on Monday this week, I would be grateful for your clarification in this regard.

Thank you,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPi IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Ian Procter [<mailto:ian@greensolicitors.co.uk>]  
**Sent:** 25 January 2019 13:17  
**To:** Adrian Dowd  
**Subject:** 03/2018/1125 IAN PROCTER

Dear Mr Dowd,

Concerning you emails 21<sup>st</sup> January,

Condition 3. Samples delivered to you personally this morning, photographs of the roof slates are attached and were approved and used on 3/2104/0943. (The photos are of this building)

Condition 10. Attached is an amended plan showing the 'route to storage area', vehicles will be able to drive straight in off the highway without interruption. Concerning wheel washing, this will be done entirely on site and there will be no contamination of the highway, as such paras 4.5 & 5.2 are amended therefore as follows

4.5 The contractor will manage the risk of any road contamination by the above measures, it is stressed that there will be very few vehicle movements as most activities will take place entirely on the site and this is a very small – almost DIY build.

5.2 The contractor will manage the risk of any road contamination by regular monitoring and the measures above.

As such no personnel will be entering the highway.

I trust that the above addresses.

Kind regards.

**Ian Procter**

*Solicitor*

Green Solicitors Limited

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 25 January 2019 13:56  
**To:** 'Nicola Hopkins'  
**Subject:** RE: 03/2018/1125

Dear Mrs Hopkins

Reference your message below, I confirm that it was the paper file that I viewed.

Since you have spoken with him, Mr Dowd has begun to address the application and I have provided him with samples of materials which he indicated were satisfactory, he said he might need to conduct another site visit? – you will recall that you have previously sought to justify Mr Dowds continued involvement on the basis that 'he is familiar with the site' and as such his involvement avoids the need for another officer to view the site. His further site viewing and the delay that may cause would erode that point would it not?

Concerning your further email 21.01.19 @ 17.06, I advise that (5) the fence between our property and the neighbour to the East was reinstated immediately after the trees were removed and prior to the decision notice being issued.(6) the levels are the same as the existing as can readily be seen on the filed plans. (12) the condition refers to 'bats/birds' putting them in the alternative, as you are aware we have always intended to build bat boxes and our consultations as to how best to do that with the bat expert predate the planning application, birds will be accommodated in any event within the garden area (as they are at our present home). The authority can be satisfied that we enjoy and promote nature.

I note your continued assurance as to progress 'asap', notwithstanding the apparent contradiction of Mr Dowds file.

Kind regards.

**Ian Procter**

*Solicitor*

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VAT number 137 2437 19.

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## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 25 January 2019 14:40  
**To:** 'Adrian Dowd'  
**Cc:** nicola.hopkins@ribblevalley.gov.uk  
**Subject:** RE: 03/2018/1125 IAN PROCTER

Dear Mr Dowd / Mrs Hopkins

I have provided you with a sample of a Bradstone Old Quarried roof tile of the type that we intend to use. It is a quality product used widely on stone properties. More information can be found at <https://www.aggregate.com/products-and-services/building-products/roofing-tiles> \*

They are fitted on build 3/2014/0943 photos of which are attached (will follow by separate email) and approved by your office and also on the prominent build almost completed at Shuttleworth Hall Farm. I remind you that our property is not in a conservation area, there is a complete mix of roofing materials in the area and the product we intend to use looks exactly like 'old quarried stone'.

I trust this material can be agreed and look forward to hearing from you.

**Ian Procter**

*Solicitor*

**Green Solicitors Limited**

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**From:** Adrian Dowd [mailto:[Adrian.Dowd@ribblevalley.gov.uk](mailto:Adrian.Dowd@ribblevalley.gov.uk)]  
**Sent:** 25 January 2019 13:51  
**To:** 'Ian Procter'  
**Cc:** Nicola Hopkins; John Machole  
**Subject:** RE: 03/2018/1125 IAN PROCTER

Dear Mr Procter,

## **Ian Procter**

---

**From:** Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>  
**Sent:** 25 January 2019 16:02  
**To:** 'Ian Procter'  
**Cc:** Nicola Hopkins; John Macholc  
**Subject:** RE: 03/2018/1125 IAN PROCTER

Dear Mr Procter,

Having inspected the site this afternoon I would confirm that in my opinion:

the sandstone sample is acceptable (for use in the mix of old and new stone – there is a variety of stones in the existing including dark grey limestones and buff/red sandstones);

the floor levels are acceptable and I intend to recommend the discharge of condition 6 of 3/2018/0745.

Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Adrian Dowd  
**Sent:** 25 January 2019 13:51  
**To:** 'Ian Procter'  
**Cc:** Nicola Hopkins; John Macholc  
**Subject:** RE: 03/2018/1125 IAN PROCTER

Dear Mr Procter,

Thank you for this information. I will be considering the samples and levels on site this afternoon.

I note that the roof sample is not natural slate. Mindful of Nicola Hopkins' advice on Monday this week, I would be grateful for your clarification in this regard.

Thank you,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

---

**From:** Ian Procter [<mailto:ian@greensolicitors.co.uk>]  
**Sent:** 25 January 2019 13:17  
**To:** Adrian Dowd  
**Subject:** 03/2018/1125 IAN PROCTER

Dear Mr Dowd,

Concerning you emails 21<sup>st</sup> January,

Condition 3. Samples delivered to you personally this morning, photographs of the roof slates are attached and were approved and used on 3/2104/0943. (The photos are of this building)

**Ian Procter**

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 25 January 2019 16:11  
**To:** 'Adrian Dowd'  
**Subject:** RE: 03/2018/1125 IAN PROCTER

Thank you for letting me know.

**Ian Procter**

*Solicitor*

**Green Solicitors Limited**

79 King Street, Whalley, Clitheroe, BB7 9SW.

T +44 (0) 1254 822330      F + 44 (0) 1254 822585

E [ian@greensolicitors.co.uk](mailto:ian@greensolicitors.co.uk)

W [www.greensolicitors.co.uk](http://www.greensolicitors.co.uk)

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Director: Ian Procter.

VAT number 137 2437 19.

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---

**From:** Adrian Dowd [mailto:[Adrian.Dowd@ribblevalley.gov.uk](mailto:Adrian.Dowd@ribblevalley.gov.uk)]  
**Sent:** 25 January 2019 16:02  
**To:** 'Ian Procter'  
**Cc:** Nicola Hopkins; John Macholc  
**Subject:** RE: 03/2018/1125 IAN PROCTER

Dear Mr Procter,

Having inspected the site this afternoon I would confirm that in my opinion:

the sandstone sample is acceptable (for use in the mix of old and new stone – there is a variety of stones in the existing including dark grey limestones and buff/red sandstones);

the floor levels are acceptable and I intend to recommend the discharge of condition 6 of 3/2018/0745.

Regards,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

**Ian Procter**

**From:** Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>  
**Sent:** 28 January 2019 12:18  
**To:** Ian Procter  
**Cc:** John Macholc; Adrian Dowd  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

**Application Number:3/2018/1125**

**Proposal: Application for the discharge of condition 3 (materials), 4 (hard landscaping), 5 (fences, walls and gates), 6 (details of existing and proposed ground levels and proposed building finished floor levels), 7 (programme of building recording and analysis), 10 (Construction Method Statement) and 12 (building dependent species of conservation concern, artificial bat/bird roosting boxes) from planning permission 3/2018/0745.**

**Location: Susie Cottage Rimington Lane Rimington BB7 4DT**

Following your e-mail on Friday I can confirm the following:

Mr Dowd does know this site very well in respect of the site history which is why I consider him to be the most appropriate officer to deal with applications at this site. On receipt of the proposed materials it is not unusual for an officer to view them on site (hence why Mr Dowd's email of 21<sup>st</sup> January requested to view the materials on site) to ensure they are visually appropriate for the locality.

I am aware that the upto date position in respect of the conditions is as follows:

Condition	Update
3	Mr Dowd has confirmed that the sandstone sample is acceptable but has queried the roofing materials- addressed below
4	The details are acceptable to LCC Highways
5	As no new walls or fences are proposed then this condition does not need to be discharged
6	The levels are acceptable
7	The submitted details are considered to be acceptable subject to the submission of a final report
10	Further clarification has been requested from LCC
12	Comments awaited from the Council's Countryside Officer

\*

Condition 3- as advised in my previous e-mail I would expect a replacement stone built dwelling which has an existing natural stone roof to be replaced with a dwelling constructed of natural materials. This was reflected on the submitted application form included with the application:

**Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name material):**

Roof	
Description of existing materials and finishes (optional):	natural slate
Description of proposed materials and finishes:	natural slate

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 29 January 2019 14:40  
**To:** 'Nicola Hopkins'  
**Subject:** RE: 03/2018/1125

Dear Mrs Hopkins.

Thank you for helping put with the communication.

Regarding the roof, we had initially had blue slate in mind simply because of cost, however, the Bradstone Old Quarried roof looks much better and more in keeping with the countryside, we have decided to spend the extra that it will cost and prefer that type. While respecting Mr Dowds opinion of aesthetics of roof coverings, our chosen material is widely used around the Ribble Valley and Rimington, including on the two properties my earlier message refers to – one of which is still under construction and sits in a very prominent position of the side of the A682 main Gisburn Road.

Concerning conditions 10 and 12, could you forward a copy of the correspondence with those two consultees.

Very kind regards.

## Ian Procter

*Solicitor*

**Green Solicitors Limited**

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T +44 (0) 1254 822330      F + 44 (0) 1254 822585

E [ian@greensolicitors.co.uk](mailto:ian@greensolicitors.co.uk)

W [www.greensolicitors.co.uk](http://www.greensolicitors.co.uk)

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Director: Ian Procter.

VAT number 137 2437 19.

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---

**From:** Nicola Hopkins [mailto:[Nicola.Hopkins@ribblevalley.gov.uk](mailto:Nicola.Hopkins@ribblevalley.gov.uk)]  
**Sent:** 28 January 2019 12:18  
**To:** Ian Procter  
**Cc:** John Macholc; Adrian Dowd  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

## Ian Procter

---

**From:** Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>  
**Sent:** 29 January 2019 15:44  
**To:** Ian Procter  
**Cc:** Adrian Dowd  
**Subject:** RE: 03/2018/1125  
**Attachments:** RE: Susie Cottage Rimington (241 KB); Susie Cottage (2.30 KB); re bat/bird condition (2.54 KB)

Dear Mr Procter,

Thank you for your e-mail.

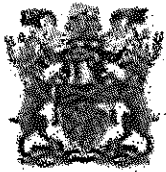
In respect of the roofing materials natural slate is considered to be appropriate and this is what I would advise is utilised.

Please find attached correspondence as requested. In respect of the bat/bird condition I have confirmed that only bat roosting opportunities are required to be provided and this is what is being assessed.

Yours,

Nicola

Nicola Hopkins | Director of Economic Development and Planning  
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA  
T: 01200 414532 | F: 01200 414432 | E: [nicola.hopkins@ribblevalley.gov.uk](mailto:nicola.hopkins@ribblevalley.gov.uk) | W: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

 @RibbleValleyBC

---

**From:** Ian Procter <[ian@greensolicitors.co.uk](mailto:ian@greensolicitors.co.uk)>  
**Sent:** 29 January 2019 14:40  
**To:** Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>  
**Subject:** RE: 03/2018/1125

Dear Mrs Hopkins.

Thank you for helping put with the communication.

Regarding the roof, we had initially had blue slate in mind simply because of cost, however, the Bradstone Old Quarried roof looks much better and more in keeping with the countryside, we have decided to spend the extra that it will cost and prefer that type. While respecting Mr Dowds opinion of aesthetics of roof coverings, our chosen material is widely used around the Ribble Valley and Rimington, including on the two properties my earlier message refers to – one of which is still under construction and sits in a very prominent position of the side of the A682 main Gisburn Road.

Concerning conditions 10 and 12, could you forward a copy of the correspondence with those two consultees.

## **Ian Procter**

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 29 January 2019 15:59  
**To:** 'Nicola Hopkins'  
**Subject:** RE: 03/2018/1125

Dear Mrs Hopkins.

Thank you for your prompt reply.

Noting the same I await the discharge of conditions and refusal on roofing material which will be the subject of appeal and application for costs.

Kind regards.

## **Ian Procter**

*Solicitor*

**Green Solicitors Limited**

79 King Street, Whalley, Clitheroe, BB7 9SW.

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Director: Ian Procter.

VAT number 137 2437 19.

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---

**From:** Nicola Hopkins [<mailto:Nicola.Hopkins@ribblevalley.gov.uk>]  
**Sent:** 29 January 2019 15:44  
**To:** Ian Procter  
**Cc:** Adrian Dowd  
**Subject:** RE: 03/2018/1125

Dear Mr Procter,

Thank you for your e-mail.

In respect of the roofing materials natural slate is considered to be appropriate and this is what I would advise is utilised.

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 01 February 2019 12:48  
**To:** nicola.hopkins@ribblevalley.gov.uk  
**Subject:** susie cottage

Dear Mrs Hopkins.

The manufacturers of the Bradstone Old Quarried slates have sent me an email (below) listing eight properties in the Ribble Valley that have been roofed with the same slates recently. Please see below, the full address are to follow but you can see one is in Rimington itself and most of the others are in Conservation areas (with Susie cottage is not).

This is a quality product, it looks exactly like stone flags and I would remind you that Susie Cottage is not in a conservation area, it is not subject to an restrictions, there is every type of roofing in the immediate area already and this product is widely in use in the Borough and elsewhere.

I shall come back you with more information when I hear from Bradstone.

In the meantime, could you confirm that LCC are now satisfied ?

Kind regards.

Ian Procter

**From:** Nick Bradley [<mailto:nick@bradabs.co.uk>]  
**Sent:** 01 February 2019 12:32  
**To:** [ian@greensolicitors.co.uk](mailto:ian@greensolicitors.co.uk)  
**Subject:** Fwd: Ribble Valley Projects

Hi Ian,  
Brief details attached on email below of Bradstone projects in Ribble Valley.  
These addresses are due to be sent to me in full by end of today upon which I'll send to you by email.

Regards

Nick Bradley  
Aggregate Industries plc - Bradstone

m: 07989 851299  
e: [nick@bradabs.co.uk](mailto:nick@bradabs.co.uk)

The Gatehouse  
Malham  
Skipton  
North Yorkshire  
BD23 4DA

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----- Forwarded message -----

From: **Alix Haigh** <[alix.haigh@aggregate.com](mailto:alix.haigh@aggregate.com)>

Date: Fri, 1 Feb 2019, 11:49

Subject: Ribble Valley

To: Nick Bradley <[nick@bradabs.co.uk](mailto:nick@bradabs.co.uk)>, Kevin Thompson <[kevin.thompson@aggregate.com](mailto:kevin.thompson@aggregate.com)>

Keve - could you send Nick full site addresses for each of the contracts listed below.

1001184	21082017	REPAIRS TO BRISTOL STATION	Robson Building	Leeds
1001185	22/02/2017	REPAIRS TO BRISTOL STATION	Page 3 of 4	Leeds
1001186	13/02/2017	REPAIRS TO BRISTOL STATION	Higher Street 1st fl	Leeds
1001187	16/02/2017	REPAIRS TO BRISTOL STATION	A & M House	Leeds
1001188	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001189	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001190	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001191	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001192	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001193	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001194	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001195	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001196	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001197	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001198	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001199	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001200	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001201	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001202	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001203	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001204	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001205	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001206	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001207	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001208	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001209	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001210	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001211	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001212	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
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1001220	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001221	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001222	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001223	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001224	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001225	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001226	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001227	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001228	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001229	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
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1001234	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
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1001236	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
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1001239	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001240	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001241	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001242	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001243	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001244	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001245	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001246	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001247	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001248	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001249	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds
1001250	16/02/2017	REPAIRS TO BRISTOL STATION	Wright Hall	Leeds

**Alix Haigh**  
Office  
Manager  
Building Products - Technical Services and Structural Sales



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Registered Office: Bardon Hall, Copt Oak Road, Markfield, Leicestershire, LE67 9PJ.

## **Ian Procter**

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 04 February 2019 10:35  
**To:** nicola.hopkins@ribblevalley.gov.uk  
**Subject:** FW: Susie cottage

Dear Mrs Hopkins.

Please see the list of properties following on from last week in the email below from the manufacturers.

I understand that Bradstone are anxious to speak with you, could we speak once they have ?

Kind regards.

**Ian Procter**

**From:** JASON BRADLEY [mailto:bradley766@btinternet.com]  
**Sent:** 04 February 2019 10:12  
**To:** nick@bradabs.co.uk  
**Cc:** ian@greensolicitors.co.uk  
**Subject:** Fwd: Susie cottage

Here you go Nick

-----Original message-----

**From :** kevin.thompson@aggregate.com  
**Date :** 04/02/2019 - 09:56 (GMTST)  
**To :** bradley766@btinternet.com  
**Subject :** Re: Susie cottage

Hi Jason,

These are the addresses we sent over to Nick on Friday:

- Tideswell Roofing, School House Farm, Dotcliffe Lane, Kelbrook, BB18 5TB - LGR
- The Former De Tabley Inn, Ribchester, PR3 3ZQ - LGR
- Higher Gazegill Farm, Off Robin lane, Rimington, Gisburn, BB7 4EE - LWB
- Mr H Lund, Higher House Farm, Paythorne, BB7 4JD - LGR
- Howgill Barn, Howgill Lane, Rimington, BB7 4EF - LWB
- The Manor House, 13 Brookes Lane, Whalley, BB7 9RG - LWB
- Intack Cottage, Intack Lane, Mellor Brook, BB2 7PT - LWB
- Hill House Farm, Sawley Road, Grindleton, BB7 4QS - LWB

Thanks

**Kevin Thompson**  
Estimator

## Ian Procter


---

**From:** Nick Bradley <nick@bradabs.co.uk>  
**Sent:** 04 February 2019 14:22  
**To:** ian@greensolicitors.co.uk  
**Cc:** Jason Bradley  
**Subject:** Fwd: Susie cottage

Hi Ian,

I've spoken at length with Nicola Hopkins at the planning office without much success.

She seems absolute in her decision that only natural materials should be used on the project even though it's deemed a non designated heritage site. She refers back to a previous submission by yourself stating that only natural materials would be used and states this as contributing to her stance on the project.

I suggested that natural grey slate was particularly difficult to procure as it is no longer quarried, to which she stated she'd given the option of using natural blue slate or would consider an Indian slate. 

I therefore mentioned we were able to offer either a natural darkened Indian grey slate or natural blue slate as alternatives, which she was happy to consider if samples were submitted for approval.

Hope this helps and apologise it didn't quite achieve the result you were looking for. However, I'm happy to submit samples of the above for approval if you wish.

Regards

Nick Bradley  
Aggregate Industries plc - Bradstone

m: 07989 851299  
e: [nick@bradabs.co.uk](mailto:nick@bradabs.co.uk)

The Gatehouse  
Malham  
Skipton  
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BD23 4DA

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----- Forwarded message -----  
**From:** JASON BRADLEY <[bradley766@btinternet.com](mailto:bradley766@btinternet.com)>  
**Date:** Mon, 4 Feb 2019, 12:27

## Ian Procter

---

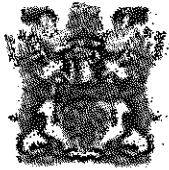
**From:** Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>  
**Sent:** 04 February 2019 15:40  
**To:** Ian Procter  
**Cc:** Adrian Dowd; John Macholc  
**Subject:** RE: Susie cottage

Dear Mr Procter,

Thank you for dropping off the new roofing material sample- this is considered to be acceptable- do you have the name/ specification of this material to be included with the condition discharge letter?

Yours,

Nicola Hopkins | Director of Economic Development and Planning  
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA  
T: 01200 414532 | F: 01200 414432 | E: [nicola.hopkins@ribblevalley.gov.uk](mailto:nicola.hopkins@ribblevalley.gov.uk) | W: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)



---

**From:** Nicola Hopkins  
**Sent:** 04 February 2019 13:44  
**To:** 'Ian Procter' <[ian@greensolicitors.co.uk](mailto:ian@greensolicitors.co.uk)>  
**Cc:** Adrian Dowd <[Adrian.Dowd@ribblevalley.gov.uk](mailto:Adrian.Dowd@ribblevalley.gov.uk)>; John Macholc <[John.Macholc@ribblevalley.gov.uk](mailto:John.Macholc@ribblevalley.gov.uk)>  
**Subject:** RE: Susie cottage

Dear Mr Procter,

Thank you for your e-mails. The manufacturers contacted me this morning and I will return their call this PM however in my opinion the replacement dwelling at this site needs to be constructed out of natural materials notwithstanding where this product has been used before.

I have looked at the properties cited and have the following comments to make:

- Tides well Roofing, School House Farm, Dotcliffe Lane, Kelbrook, BB18 5TB – LGR- this is in Pendle so I cannot comment on why the Council considered the materials to be acceptable.
- The Former De Tabley Inn, Ribchester, PR3 3ZQ – LGR- the application forms for the conversion state natural slate for the roofing materials. The permission (3/2010/0216) required the submission of proposed materials- I'll ask Adrian to identify whether this ever occurred.
- Higher Gazegill Farm, Off Robin lane, Rimington, Gisburn, BB7 4EE – LWB- the approved conversion here (3/2011/0798) was subject to a condition requiring details of the materials- I will ask Adrian to identify whether this was ever formally discharged as I cannot find any record of this.

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 04 February 2019 16:27  
**To:** nicola.hopkins@ribblevalley.gov.uk  
**Subject:** Susie Cottage

Dear Mrs Hopkins

I am sorry you were unavailable when I popped in this afternoon, I appreciate that it was without an appointment, noting your suggestion and request for a stone sample of roofing material (stone slate) I delivered one this afternoon, could that material be approved?

I look forward to hearing from you.

Yours sincerely,

**Ian Procter**

*Solicitor*

**Green Solicitors Limited**

79 King Street, Whalley, Clitheroe, BB7 9SW.

T +44 (0) 1254 822330      F + 44 (0) 1254 822585

E [ian@greensolicitors.co.uk](mailto:ian@greensolicitors.co.uk)

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Director: Ian Procter.

VAT number 137 2437 19.

This firm is regulated by The Solicitors Regulation Authority. SRA Number 569515.

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 05 February 2019 08:42  
**To:** 'Nicola Hopkins'  
**Subject:** RE: Susie cottage

Dear Mrs Hopkins,

It is called Indian stone slate, that piece is from Dugdales (I need to take it back to them), but is it widely stocked elsewhere too.

Kind regards.

**Ian Procter**

*Solicitor*

**Green Solicitors Limited**

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Director: Ian Procter.

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---

**From:** Nicola Hopkins [<mailto:Nicola.Hopkins@ribblevalley.gov.uk>]  
**Sent:** 04 February 2019 15:40  
**To:** Ian Procter  
**Cc:** Adrian Dowd; John Macholc  
**Subject:** RE: Susie cottage

Dear Mr Procter,

Thank you for dropping off the new roofing material sample- this is considered to be acceptable- do you have the name/ specification of this material to be included with the condition discharge letter?

Yours,

## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 05 February 2019 09:27  
**To:** nicola.hopkins@ribblevalley.gov.uk  
**Subject:** FW: Susie cottage

---

**From:** Ian Procter [mailto:ian@greensolicitors.co.uk]  
**Sent:** 05 February 2019 08:42  
**To:** 'Nicola Hopkins'  
**Subject:** RE: Susie cottage

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**From:** Nicola Hopkins [mailto:Nicola.Hopkins@ribblevalley.gov.uk]  
**Sent:** 04 February 2019 15:40  
**To:** Ian Procter  
**Cc:** Adrian Dowd; John Macholic  
**Subject:** RE: Susie cottage

Dear Mr Procter,



## Ian Procter

---

**From:** Ian Procter <ian@greensolicitors.co.uk>  
**Sent:** 05 February 2019 12:23  
**To:** 'Nicola Hopkins'  
**Subject:** RE: Susie Cottage

Dear Mrs Hopkins.

Would you confirm that you have received my reply to your email of yesterday (my reply having been sent today) ?

Kind regards.

**Ian Procter**

*Solicitor*

**Green Solicitors Limited**

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Director: Ian Procter.

VAT number 137 2437 19.

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---

**From:** Nicola Hopkins [<mailto:Nicola.Hopkins@ribblevalley.gov.uk>]  
**Sent:** 05 February 2019 09:23  
**To:** Ian Procter  
**Subject:** RE: Susie Cottage

Dear Mr Procter,

I sent the attached e-mail yesterday afternoon- was it not delivered?

Thanks,

Nicola

**Nicola Hopkins | Director of Economic Development and Planning**  
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA  
T: 01200 414532 | F: 01200 414432 | E: [nicola.hopkins@ribblevalley.gov.uk](mailto:nicola.hopkins@ribblevalley.gov.uk) | W: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

## Ian Procter

---

**From:** Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>  
**Sent:** 05 February 2019 13:25  
**To:** Ian Procter  
**Subject:** RE: Susie Cottage

Dear Mr Procter,

Yes I have received your reply- the decision notice will be in the post today.

Yours,

Nicola

**Nicola Hopkins | Director of Economic Development and Planning**  
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA  
T: 01200 414532 | F: 01200 414432 | E: [nicola.hopkins@ribblevalley.gov.uk](mailto:nicola.hopkins@ribblevalley.gov.uk) | W: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)



**Ribble Valley  
Borough Council**

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**Sent:** 05 February 2019 12:23  
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**Subject:** RE: Susie Cottage

Dear Mrs Hopkins.

Would you confirm that you have received my reply to your email of yesterday (my reply having been sent today) ?

Kind regards.

**Ian Procter**

*Solicitor*

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# **APPENDIX D: PHOTOS OF USE OF BRADSTONE OLD QUARRIED SLATES IN THE AREA**

Higher Gazegill Farm, Dancer Lane, Rimington, BB7 4EE

The main house is listed – Grade II Higher Gazegill Farmhouse and barn adjoining to west



Howgill Barn, Howgill Ln, Rimington, Clitheroe, BB7 4EF

The building is not listed.



Manor House 13 Brookes Lane Whalley BB7 9RG

The building is not listed.



Former De Tabley Arms, Barker Brow, PR3 3ZQ

The building is not listed.





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