



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE
BB7 2RA

My reference: 3/2025/0833
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 21 November 2025

Location: Dene Cottage 9 The Dene Hurst Green BB7 9QF
Proposal: Approval of details reserved by conditions 3 (materials) and 5 (bat boxes) of planning permission 3/2025/0412.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0412

The details submitted pursuant to Condition 3 (materials) of planning permission ref: 3/2025/0833 namely:

- Method statement and specification for proposed renovation works dated 13 October 2025 (document ref: 2025-55 Version 1.0)

are acceptable. The Heritage and Conservation Officer consider that the details of the external materials are sympathetic to the listed building and would preserve its special interest. As such no objections are raised.

Condition 3 is therefore partially discharged as the development is required to be implemented in strict accordance with the approved details and thereafter retained.

APPLICATION NO. 3/2025/0833
2025

DECISION DATE: 19 November

The details submitted pursuant to Condition 5 (bat boxes) of planning permission ref: 3/2025/0833 namely:

- Further details regarding the location and installation of bat boxes dated 13 October 2025 (document ref: 2025-55 Version 1.0)

are acceptable. The Countryside Officer is satisfied with the submitted details, which show two bat boxes to be installed on trees within the ownership of the applicant between 4m and 5m above ground level.

As such, Condition 5 can be partially discharged as the development is required to be installed prior to any works to the building known as '9 The Dene' and remain in perpetuity.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:
Mr Mark Lincoln
Dene Cottage
9 The Dene
Hurst Green
Clitheroe
BB7 9QF

Agent:
Mr Daniel Noblett
Bowland Surveyors
5 Wood Bank
Penwortham
PR1 9BN