



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

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

My reference: 3/2025/0893
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 12 December 2025

Location: Dene Cottage 9 The Dene Hurst Green BB7 9QF

Proposal: Approval of details reserved by conditions 4 (method statement and specification for the works to remove the existing internal flooring and installation of underfloor heating and replacement limecrete) and 6 (repair method statement for the leaded window and details of internal secondary glazing) on planning permission 3/2025/0411.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0411.

The details submitted pursuant to Condition 4 of planning permission ref: 3/2025/0893 namely:

- Further details regarding ground floor replacement (reference 2025-55 Version 1.0)

has been assessed as being acceptable.

Condition 4 is therefore partially discharged as the development is required to be implemented in strict accordance with the approved details.

APPLICATION NO. 3/2025/0893

DECISION DATE: 12 December 2025

The details submitted pursuant to Condition 6 of planning permission ref: 3/2025/0893 namely:

- Historic Leaded Light Glazing: INSPECTION REPORT WITH PROPOSAL FOR RESTORATION & CONSERVATION letter by 'Lightworks Stained Glass' dated 6/11/2025.
- Further details regarding leaded window repair (ref: 2025-55 Version 1)

has been assessed as being acceptable. The agent has confirmed that there are no proposals for secondary glazing at this time.

Condition 6 is therefore partially discharged as the development is required to be implemented in strict accordance with the approved details and maintained as such thereafter.

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