

Ribble Valley Borough Council
Planning section
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

18 November 2025

Application For A Lawful Development Certificate (Relating to an Existing use)
At Cow Hey Brook Barn, Talbot Bridge, Bashall Eaves, Clitheroe, BB7 3NA
Our ref: C1131

Dear Sir / Madam,

We are writing to set out the position of the Applicant and to support an application for a Lawful Development Certificate in relation to an existing use at this site.

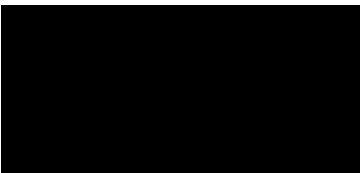
Planning Application Reference: 3/02/0165 was titled '*Change of Use of Barn to form 2 No Holiday Lets*'. The application was granted (with conditions) on the 22 October 2002. We understand from the accompanying application form that prior to the change of use being granted and implemented the building was used as an '*agricultural barn*'.

Ribble Valley Borough Council do not offer access to the drawings and documents associated with this application via their online 'Public Access' system so we undertook research by viewing the microfiche files held at the Council Offices. Whilst it is clear that the Local Authority accepted the change of use, our research was unable to identify the Planning Use Class which was applied to the original decision (3/02/0165) in 2002.

We are informed by the applicant that the change of use was implemented in 2015. The applicant has confirmed that the C2 Planning Use Class commenced at this time and that the building has been used '*for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)*' for ten years prior to the date of the application for a Lawful Development Certificate.

The submission of an application for a Lawful Development Certificate seeks to establish that the ongoing use of the building '*for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)*' would be lawful for planning purposes under section 192 of the Town and Country Planning Act 1990.

Yours sincerely



Kevin Dawson, Director
For and on behalf of Dawson Williamson Ltd