



AB4-let-01

10th December 2025

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

Dear Sir,

Design and Access Statement

Re-roofing the east wing at Lovely Hall, Lovely Hall Lane, Salesbury, Blackburn, BB1 9EQ

1 Use :

This property is used and maintained as a single family home by the Bennett family.

2 Amount of Development :

Major works are required in replacing the existing roof covering over the main house, which has failed in places and is in need of replacement.

Approvals have been granted for this work, planning reference number 3/2024/0768 and listed building consent 03/2024/0767.

This application is to extend the work to include the roof over the east wing, so that all roof pitches match visually.

3 Layout :

The plan form is to be unaltered.

4 Scale :

Solely involving the replacement of the roof covering, the scale of our proposals is unaltered.

5 Landscaping :

Being already heavily landscaped, no additional planting is anticipated.

6 Appearance :

The appearance of the existing building will be enhanced by adding a consistency to the roof form.

7 Access :

No alteration to the means of access will be carried out.

Yours sincerely,

Gary Dearden