

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2026/0038

DECISION DATE: 10 April 2026

DATE RECEIVED: 13/02/2026

APPLICANT:

Mr and Mrs Adam Bennett
Lovely Hall
Lovely Hall Lane
Copster Green
BB1 9EQ

AGENT:

Mr Gary Dearden
PPY Design Ltd
2 Helmsore Road
Holcombe Village
Bury
BL8 4PA

PARTICULARS OF PROPOSED WORKS: Listed Building Consent for removal of existing slates over the east wing. Replacement with sandstone tile roof covering to match those approved for the main house.

AT: Lovely Hall Lovely Hall Lane Copster Green BB1 9EQ

Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed in the following approved drawings / documents:

Location Plan drawing ref: AB4-00
Proposed Site Plan drawing ref: AB4-06
Proposed Elevations drawing ref: AB4-04
Proposed Roof Plan drawing ref: AB4-03
Method Statement dated 16th August 2026
Written Scheme of Investigation dated December 2025

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

- 3 No development shall take place on the north eastern pitch and garage until it has been confirmed whether or not these areas of the development will be affected/disturbed, which if is the case, no work should be carried out until further advice has been sought from a licenced ecologist and the findings of the licensed ecologist have been submitted to and approved in writing by the Local Planning Authority. These findings shall include confirmation of not only the three access points identified but also any additional access vent and bat bricks that would also be required with any additional details submitted on a building dependent bird/bat species development site plan. In the event that the findings confirm that an EPS license is required, then a copy of the EPS license obtained from Natural England shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To protect the bird/bat population from damaging activities and reduce or remove the impact of development, to ensure that there are no adverse effects on the favourable conservation status of a bat population during the proposed development and ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and to comply with Policy DME3 of the Ribble Valley Core Strategy.

- 4 Details of the precise specifications of any proposed repairs (informed by roof structure condition surveys) to the roof timber structure shall have been submitted to and approved in writing by the Local Planning Authority prior to their implementation. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to ensure that the special architectural and historic interest of the listed building is safeguarded.

- 5 Details of the precise specification and justification for any proposed woodworm treatment shall have been submitted to and approved in writing by the Local Planning Authority prior to its use. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

- 6 Details of the precise specifications including samples of any replacement roof materials shall have been submitted to and approved in writing by the Local Planning Authority prior to their use.

The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

- 7 Details of the precise specifications of the roof vent to be installed including materials and exact position shall have been submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

- 8 The development shall be implemented in strict accordance with the recording of the roof timbers as set out within the Written Scheme of Investigation dated December 2025 and the Method Statement dated 16th August 2026 for the eastern wing (i.e. all that single-storey structure north and east of the main house), up to but not including the one-and-a-half storey garage building.

Reason: Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

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.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.