



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

My reference: 3/2026/0060
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Email: planning@ribblevalley.gov.uk
Date: 19 February 2026

Location: Marylebone Farm, Bowland Gate Lane, West Bradford, BB7 4TL.

Proposal: Approval of details reserved by conditions 3 (materials) and 4 (details of photovoltaic panels) of planning permission 3/2023/0186.

I write in response to your application to discharge the conditions pursuant to planning approval.

Condition 3 (Materials) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Photo: Random stone (walls)
- Photo: Vertical red cedar cladding (walls)
- Photo: Catnic standing seam zinc (primary roof)
- Photo: Blue slate tiles (secondary roof)
- Photo: Slimline aluminium (windows)
- Photo: Catnic rooflights x 3 (each measuring 1180mm x 550mm)
- Photo: Glazed entrance doors (Accoya hard wood as confirmed by email 29/1/26)
- Photo: Main entrance door (Accoya hard wood as confirmed by email 29/1/26)

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

APPLICATION NO. 3/2026/0060

DECISION DATE: 19 February 2026

Condition 4 (Details of photovoltaic panels) is partially discharged insofar that the submitted details are considered acceptable as follows:

- Photo: Photovoltaic panels
- Product link: <https://nulokroofing.com/uk/solar-inserts-technical-specification/>

The development shall be carried out in accordance with the approved details in order to satisfy the condition in full.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:
Mrs J Burdett
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