



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

My reference: 3/2026/0070
Direct Dial: (01200) 425111
www.ribblevalley.gov.uk
Email: planning@ribblevalley.gov.uk
Date: 06 March 2026

Location: Lovely Hall Lovely Hall Lane Copster Green BB1 9EQ
Proposal: Approval of details reserved by conditions 5 (roof materials), 6 (roof vent), 7 (archaeological record) and 8 (mitigation measures for bats) of planning permission 3/2024/0768.

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

Condition 5 (roof materials) is partially discharged in so far as the submitted details are acceptable. For the avoidance of doubt, the agreed details are as follows:

- Planning Statement LH1-let-40

The development shall be implemented in accordance with the approved details to satisfy the condition in full.

Condition 6 (roof vents) is partially discharged in so far as the submitted details are acceptable. For the avoidance of doubt, the agreed details are as follows:

- Planning Statement LH1-let-40

The development shall thereafter be implemented in accordance with the approved details to satisfy the condition in full.

Condition 7 (archaeological record) is partially discharged insofar as the Written Schedule of Investigation for the proposed archaeological recording of the roof timbers at Lovely Hall is considered appropriate for the level of work LCC Archaeology advised should be carried out.

For the avoidance of doubt, the agreed details are as follows:

- Planning Statement LH1-let-40
- Written Scheme of Investigation (December 2025)

LLC Archaeology advise that the condition cannot be fully discharged until the work set out within the Written Schedule of Investigation has been undertaken and an appropriate report submitted to the Local Planning Authority.

Condition 8 (mitigation measures) is partially discharged insofar that the submitted details are considered acceptable. For the avoidance of doubt, the agreed details are as follows:

- Planning Statement LH1-let-40
- Bat Licence, reference: 2022-60303-EPS-MIT
- Annex: Special Conditions to Individual Bat Mitigation Licence, reference: 2022-60303-EPS-MIT
- Dusk Survey Results (July 2025)

The development shall be implemented in accordance with the approved details to satisfy the condition in full.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:

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

Agent:

PPY Design Ltd
2 Helmshore Road
Holcombe Village
Bury
BL8 4PA

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.

· If this is a decision to refuse planning permission, or approve with conditions, a householder 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 to refuse planning permission, or approve with conditions, 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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. 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. 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. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.