



LH1-let-40

27<sup>th</sup> January 2026

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

Dear Sir,

**Application for Discharge of Planning Conditions :**  
**Re-roofing of existing building at :**  
**Lovely Hall, Lovely Hall Lane, Salesbury, Lancashire, BB1 9EQ**

Planning Approval for the above was granted on 6<sup>th</sup> November 2025, your reference 3/2024/0768, with several Conditions attached.

Listed Building Consent was granted on the same date, your reference 3/2024/0767, also with Conditions attached, which are the same conditions and numbers as contained on our Planning Approval.

It is noted that Condition 1 and 2 must be acted upon as instructions, applying to both Planning Permission and Listed Building Consent, and that Conditions 3 (repairs to roof structure) and 4 (woodworm treatment) will require a separate application after being informed by the roof structure condition surveys.

An application has been submitted on the Planning Portal, their reference PP14543974, requesting Conditions 5, 6, 7 and 8 be discharged regarding both Planning Permission and Listed Building Consent.

**Condition 5 : Roof Material :**

The original plan form of Lovely Hall is roofed using sandstone roof tiles which are to be replaced in their entirety, under this permission.

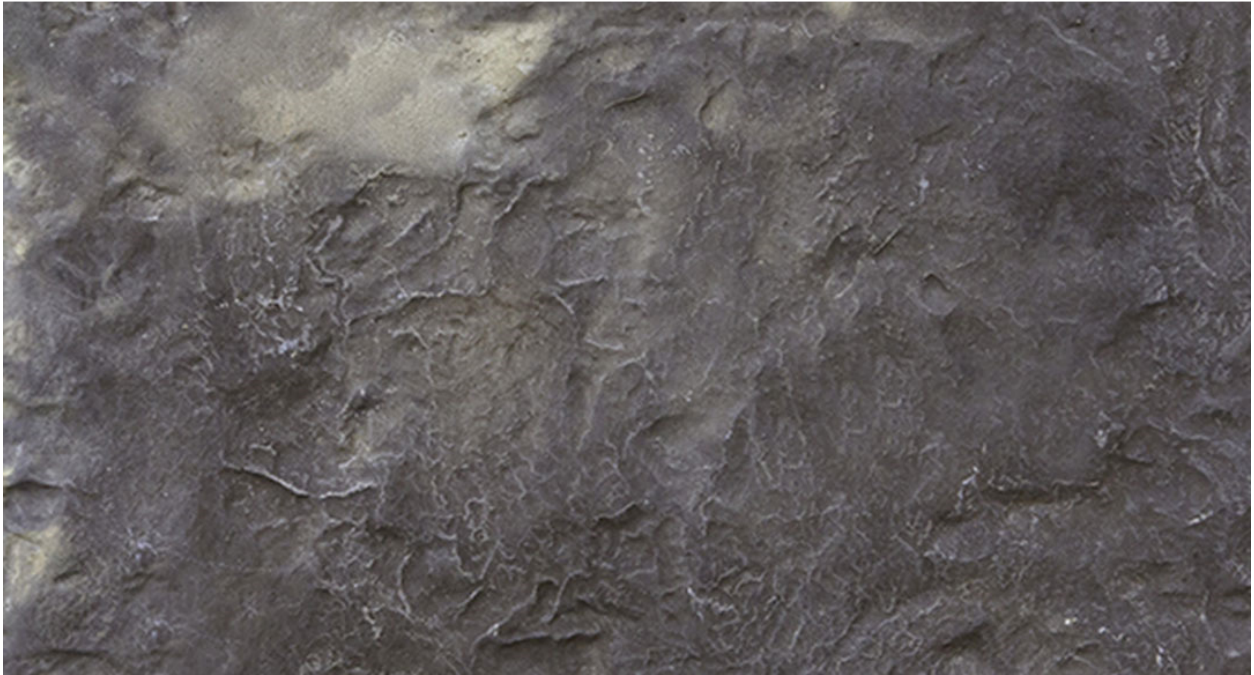
These are indicated on drawing AB4-01, which illustrates the sandstone roof tiles in orange, and the newer rear extensions roofed using grey slate.

A previous planning consent, since lapsed had proposed the use of reclaimed York stone roof tiles, however, our current roofing contractor has shown these to be of limited availability.

Lancashire Roofing and Building are proposing to use SIGA Heritage Rutland roof tiles, which are random diminishing reproduction stone, and are very similar in appearance to the current covering.

A video using drone footage is featured on SIGA's web pages, which can be viewed using the link <https://youtu.be/GbEtroTPzX4?si=icejWrK-spvvuUiq>

Photos of the proposed roofing material to replicate the existing, and are pictured below.



Sedimentary sandstone roof tiles by SIGA Heritage Rutland



Sample roof-scape

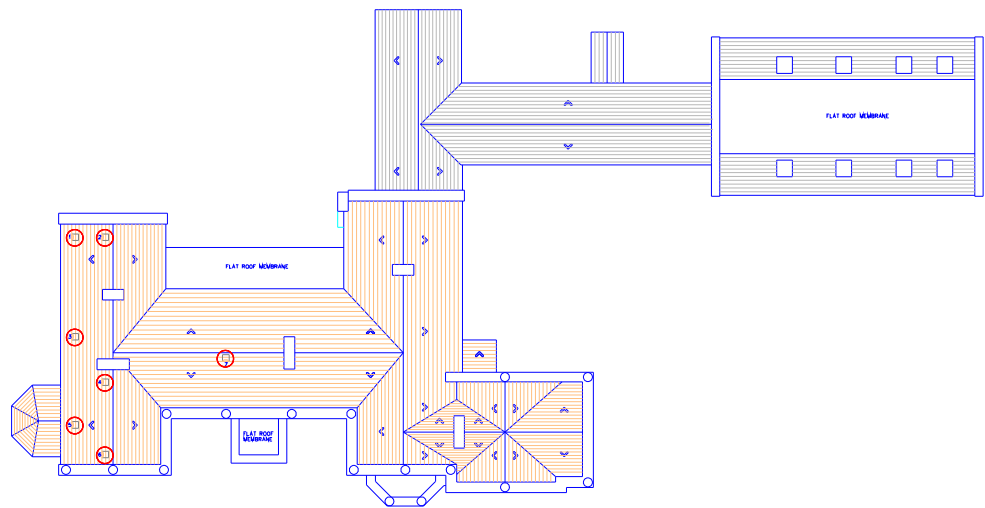
Samples of our proposed roof tiles can also be viewed by appointment at Lovely Hall if required.

**Condition 6 : Roof Vents :**

Our Dusk Survey in relation to bats, carried out during July 2025, identified three day roosts of common and soprano pipistrelle bats located to the west and centre of the building.

As these day roosts will be destroyed during the course of the proposed works, it is considered that new roosting provision can be incorporated close to the observed access points and roosting locations.

New roosting provision will be re-created in the form of seven access points for bats within the tiles, six of which will be placed on the western roof pitch and one on the central roof pitch as close to the emergence points identified during the surveys.



Seven access points circled in red.



Access points will be fabricated from Code 4 lead sheet, milled to BS EN 12588 by Leadworx.

**Condition 7 : Archaeological Recording :**

A Written Scheme of Investigation (WSI), for a level 3 historic building survey of the roof timbers has been drafted during December 2025 by Steven Price, The Archaeology Company.

This has been sent directly to Peter Iles, Planning Officer (Archaeology), Historic Environment Team at Lancashire County Council for his comments, with a copy attached to this application to discharge conditions.

Following approval of Steven's methodology, his survey will be carried out as itemised in his WSI, after erection of the scaffold has been completed and the existing roof covering is removed.

**Condition 8 : European Protected Species Licence :**

A licence has already been issued by the Wildlife Licensing Service at Natural England.

The package contains Bat Licence reference 2022-60303-EPS-MIT, along with Annex : Special Conditions to Individual Bat Mitigation Licences.

The validity of the permission runs from 1<sup>st</sup> April 2022 until its expiry on 30<sup>th</sup> April 2028.

Copies of these documents are attached to this application.

Our ecologist will be required to submit additional information to Natural England to confirm the start and finish dates.

Our initial assumption regarding timings assumes 8 weeks to discharge our initial conditions and 4 weeks for the erection of full scaffolding.

Stripping the roof coverings will therefore take place, commencing the beginning of May 2026 under the supervision of our ecologist, and be completed approximately 2 weeks later to allow the archaeological recording of the timbers, as noted above.

Fixing of the approved roofing material will follow.

Should you require anything further at this stage, please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden PPY design Ltd.