



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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My reference: 3/2026/0226

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Email: planning@ribblevalley.gov.uk

Date: 15 May 2026

Location: 14 Church Lane, Whalley, BB7 9SY.

Proposal: Approval of details reserved by conditions 3 (roofing materials) and 5 (methodology) on Listed Building Consent 3/2024/0282.

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

Condition 3 (roofing materials) requires details or specifications of all replacement roofing materials to be used on the external surfaces of the development to be submitted to and approved in writing by the Local Planning Authority before their use in the development. Whilst it is noted that works have already commenced, condition 3 can be partially discharged insofar that the submitted details are considered acceptable as follows:

- Section 4 titled 'Proposed development – condition 3' in 'Statement to support the approval of the planning conditions 3 & 5 from the listed building consent approval for replacement roof finish and associated works at 14 Church Lane, Whalley' (dated 12th March 2026).
- Photographs of replacement slates received 15th May 2026.

In order to satisfy the condition in full, the approved materials shall be implemented within the development in strict accordance with the approved details.

Condition 5 (methodology) requires a methodology for the replacement of the roof-tiles and ridge tiles to be submitted prior to commencement of development. Whilst it is noted that works have already commenced, condition 5 can be partially discharged insofar that the submitted details are considered acceptable as follows:

- Section 5 titled 'Methodology – condition 5' in 'Statement to support the approval of the planning conditions 3 & 5 from the listed building consent approval for replacement roof finish and associated works at 14 Church Lane, Whalley' (dated 12th March 2026).

In order to satisfy the condition in full, the development shall be carried out in strict accordance with the approved methodology.

P.T.O

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Applicant:

Mr P Hitchen
14 Church Lane
Whalley
Bb7 9SY

Agent:

Mr Peter Hitchen
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
BB7 9SE

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>.

APPLICATION NO. 3/2026/0226

DECISION DATE: 15 May 2026

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.