

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

Date 24th March 2026  
Ref 2331.corr.RVBC260324

Dear Sir/Madam,

### **2331 Winkley Hall Shooting Lodge, Whalley Road, Hurst Green, BB7 9PN**

Stanton Andrews is retained by Lawrence Whittaker ('the applicant') to progress a retrospective full planning application in connection with the alterations and change of use of the former shooting lodge at the above address. The application has been submitted to Ribble Valley Borough Council (RVBC) via the Planning Portal (ref. PP-14790769) and contains the following information alongside this letter :-

- |    |   |                    |
|----|---|--------------------|
| 1. | Completed copy of the 'full application' form           |                    |
| 2. | Location Plan   | Drg Ref. 2331/EX00 |
| 3. | Existing Plan/Elevations (as of 11 <sup>th</sup> March) | Drg Ref. 2331/EX01 |
| 4. | Proposed Plan/Elevations                                | Drg Ref. 2331/PL01 |

The development site is located within the grounds of the Winkley Hall Estate and comprises of an existing stone-built lodge to the north west of Winkley Hall – close to where the Tolkien Trail meets the estate's driveway.

Following the purchase of the wider estate by the applicant it became clear that a number of the buildings had been neglected for some years and required investment/refurbishment to address subsequent issues. The works to the lodge to date have mainly been undertaken to maintain, repair and upgrade the existing structure – primarily the condition of the existing roof/guttering which had fallen into a state of disrepair. Through working proactively, the roof has been replaced and appropriately insulated to modern standards.

The applicant undertook the initial work to conserve the traditional rural structure and prevent further loss of historic fabric. However, there was also a desire to make a positive impact on the open countryside/rural setting by enhancing the general appearance of the lodge. Through sensitive repairs (re-pointing) and use of traditional materials the original stone-built character has been retained, and the building still represents a modest form within the landscape.

Whilst all the changes were intended to be genuine like-for-like repairs that likely did not require permission, the need for the application has mainly been triggered by the decision to also cover and 'lift' the roof to the former yard (or pens). The building has been made 'materially larger' with

this change but as the new roof simply covers the previous yard extents, and remains subservient in form, it ensures it is physically and visually integrated into its surroundings. It is considered that the scale of development remains in keeping with the open countryside/rural setting and with its location there are no adverse impacts on visual or neighbouring amenity. Ultimately, the current condition of the property is deemed to have been improved by the work to date, but any further work has now ceased whilst the planning discussions are ongoing – leaving the property in an unfinished state. It will be the intention of the applicant to complete the work, including installation of windows/doors, should the application be approved.

As discussions regarding the physical changes have continued, the applicant has also confirmed their intention to change the use of the structure to a single holiday let. The use of the building as a holiday let would provide a viable and sustainable long-term use whilst contributing to the rural economy. The re-use of rural buildings and development that allows rural diversification or delivers small-scale tourism appropriate to a rural area is supported by national and local policies (DMG2, DMB3 and DMH4). The fitout is due to be undertaken to accessible standards – Doc M compliant – to ensure the holiday let is suitable for all users. The scale of the accommodation is modest and is not considered to intensify activity in a manner that would harm the character or tranquillity of the surrounding area. Traffic generation for the alternative use would also be minimal and comparable with a low-intensity residential use – vehicular access to the building would remain as existing.

Whilst it is the applicant's belief that the works constituted 'repair', 'maintenance' and/or 'improvement' that preserved the building and brought it back into a usable condition, the need for this retrospective application has been raised and discussed with representatives of RVBC as it was deemed to exceed the respective thresholds. For the avoidance of doubt, the applicant has agreed to submit the application so there is a formal account on record that documents/covers the works as built whilst it also provides the opportunity for the change of use. The works to date were carried out in good faith and the applicant remains committed to working positively with RVBC officers to regularise the development and will accept reasonable conditions to ensure compliance with relevant policies if necessary.

It is not anticipated at this stage that any other additional information and/or technical reports (i.e. bat survey) need to be undertaken to accompany this application - given that the footprint/plan is unchanged and works have already commenced (inc. re-roofing). No issues were found at these stages with protected species.

The applicant is keen to ensure that this planning application can proceed with the council's support wherever possible. Once reviewed, and if necessary, we would welcome the opportunity to discuss any matters in more detail during the planning period.

We trust this is to your satisfaction and look forward to receiving confirmation of the applications registration. Should you have any queries do not hesitate to contact us.

Yours faithfully

[Redacted signature]

Daniel Bowe RIBA  
for and on behalf of Stanton Andrews Ltd

copy. client



Stanton Andrews Ltd  
44 York Street Clitheroe Lancashire BB7 2DL  
Telephone 01200 444490



mail@stantonandrews.co.uk stantonandrews.co.uk  
Registered in England and Wales 06025300  
VAT No 896 816 262