

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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**Town and Country Planning Act 1990, section 192 as amended by section 10 of the Planning and Compensation Act 1991**

**CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

**APPLICATION NO:** 3/2026/0266

**DECISION DATE:** 29 May 2026

**DATE RECEIVED:** 02/04/2026

**APPLICANT:**

Ms Joanne Wise  
Oakhill  
Simonstone Road  
Sabden  
Clitheroe  
BB7 9HA

**AGENT:**

AgentName

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**PROPOSED USE OR DEVELOPMENT:** Certificate of Lawfulness for proposed erection of a glass-roofed, lean-to canopy attached to the rear wall of the house.

**AT:** Oakhill Simonstone Road Sabden BB7 9HA

Ribble Valley Borough Council hereby certify that on the received date the use, operations or matter detailed above in respect of the land indicated within the application, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed works would constitute permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class A.

*Nicola Hopkins*

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

**RIBBLE VALLEY BOROUGH COUNCIL**  
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**Notes**

- 1 This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use, operations or matter as specified taking place on the land identified on the attached plan would have been lawful, on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use, operations or matter described, and to the land specified and identified on the attached plan. Any use, operations or matter materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- 4 The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
- 5 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
- 6 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Informatives