

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF DISCHARGE OF CONDITION

APPLICATION NO: 3/2026/0325

DECISION DATE: 11 June 2026

DATE RECEIVED: 28/04/2026

APPLICANT:

14-18 York Street
Clitheroe
BB7 2DL

AGENT:

Sunderland Peacock and Associates
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Approval of details reserved by conditions 3 (materials); 4(window methodology); 5 (section details); and 6 (render, roof, chimney methodology) on planning permission 3/2025/0437.

AT: The Grand at Clitheroe 14-18 York Street Clitheroe BB7 2DL

The conditions have not been discharged for the following reason(s):

1	Condition 3 (materials) cannot be discharged as insufficient details have been provided in respect of the proposed materials. This includes the submission of precise specifications and samples of all new or replacement materials to be used on the external surfaces of the development, including roof tiles, rendering, guttering, brickwork, window and door surrounds.
2	Condition 4 (window methodology) cannot be discharged as insufficient details have been provided in respect of the schedule and methodology of window joinery repairs. This includes the submission of a detailed schedule and methodology for repairs to each window, along with comprehensive specifications and photographs of replacement ironmongery and glazing for each window.
3	Condition 5 (section details) cannot be discharged as insufficient details have been provided in respect of section details for any replacement windows, rainwater goods, guttering or doors. This includes the submission of section details at a scale of no less than 1:20 for any new or replacement window, rainwater goods, guttering, or doors prior to their installation.
4	Condition 6 (render, roof and chimney methodology) cannot be discharged as insufficient details have been provided in respect of the methodology of render repairs, roof repairs and chimney repairs. This includes the submission of detailed methodologies, including the extent of any replacement fabric/materials in relation to render repairs, roof repairs, and chimney repairs.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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>.

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.