

Ella Burgess
57 Downham Road
Chatburn
BB7 4AU



30 April 2026

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

Re: Emergency Roof Repairs – 57 Downham Road, Chatburn, BB7 4AU (Grade II Listed Building)

Dear Sir/Madam,

I am writing to submit an emergency application for urgent roof repairs at my property, 57 Downham Road, Chatburn, which is a Grade II listed building.

A recent structural inspection has confirmed that the ridge beam has suffered a significant structural failure, and that several roof spars are defective due to decay. The current condition presents a risk of further damage to the historic fabric and potential instability, particularly given recent adverse weather. Immediate action is required to make the building safe and weatherproof and to prevent further deterioration.

The appointed structural engineer is currently preparing the detailed structural design, calculations, and drawings for the proposed works. These documents will be submitted to the Council as soon as they are complete. In the interests of time and to address the urgent risk to the building, this application is being submitted now to allow the process to begin.

I have enclosed the following documents in support of my application at this stage:

- Design and Access Statement
- Heritage Statement
- Method Statement
- Bat Survey
- Location Plan
- Annotated photographs

The proposed works are strictly limited to the replacement of the failed ridge beam and defective roof spars, with all other timbers and roof coverings retained and reused wherever possible. The works will be carried out using traditional materials and methods

appropriate to the building's listed status and in accordance with the forthcoming structural engineer's design.

Given the urgent nature of the situation, I respectfully request that the Council prioritise the validation and determination of this application to enable the necessary repairs to proceed without delay.

If you require any further information or clarification in the meantime, please do not hesitate to contact me.

Yours faithfully,

Ella Burgess