



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Ribble Valley Borough Council  
Council offices  
Church Walk  
CLITHEROE  
BB7 2RA

My reference: 3/2026/0424  
Direct Dial: (01200) 425111  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)  
Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)  
Date: 10 July 2026

Location: Dene Cottage 9 The Dene Hurst Green BB7 9QF

Proposal: Approval of details reserved by condition 3 (Specifications of windows and doors) on Listed Building Consent 3/2025/0411.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0411.

The details submitted pursuant to Condition 3 (specification of windows and doors) of Listed Building Consent ref: 3/2025/0411 namely:

- Amended Window and Door Section drawing ref: 4 Rev 3 received 7 July 2026
- Amended window and door details drawing ref: 1 Rev 2 received 30 June 2026
- Further details regarding doors and windows specification document reference: 2025-55 Version 1.0

have been assessed as acceptable and the Heritage and Conservation Officer considers that the amended details would preserve the special interest of the listed building.

As such, Condition 3 is partially discharged insofar that the approved windows shall be implemented in strict accordance with the approved details and thereafter retained. P.T.O

APPLICATION NO. 3/2026/0424

DECISION DATE: 10 July 2026

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*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr Mark Lincoln  
Dene Cottage  
9 The Dene  
Hurst Green  
Clitheroe  
BB7 9QF

Agent  
Bowland Surveyors  
5 Wood Bank  
Penwortham  
PR1 9BN

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>.

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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.