

| Report to be read in conjunction with the Decision Notice. |          |     |       |           |          |    |       |         |
|------------------------------------------------------------|----------|-----|-------|-----------|----------|----|-------|---------|
| Signed:                                                    | Officer: | LOH | Date: | 14/9/2026 | Manager: | LH | Date: | 22/9/26 |

|                             |             |              |     |                                                                                                                                                                                                                       |
|-----------------------------|-------------|--------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Ref:            | 3/2026/0512 |              |     |  <div>Ribble Valley<br/>Borough Council</div> <hr/> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div> |
| Date Inspected:             |             | Site Notice: | N/A |                                                                                                                                                                                                                       |
| Officer:                    | LOH         |              |     |                                                                                                                                                                                                                       |
| DELEGATED ITEM FILE REPORT: |             |              |     | APPROVAL                                                                                                                                                                                                              |

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| Development Description: | Certificate of Lawfulness for proposed replacement of existing single-glazed arched windows within the main hall with like-for-like double-glazed windows. |
| Site Address/Location:   | St Mary's Centre Community Hall, Church Street, Clitheroe, BB7 2DG                                                                                         |

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|----------------|---------------------|
| CONSULTATIONS: | Parish/Town Council |
| N/A            |                     |

|                |                                       |
|----------------|---------------------------------------|
| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways:  | N/A                                   |

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| CONSULTATIONS:                 | Additional Representations. |
| No additional representations. |                             |

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| <b>RELEVANT LEGISLATION AND SITE PLANNING HISTORY:</b>                             |
| The proposal is assessed against the provisions of Section 55 of the 1990 TCPA Act |
| <b>Relevant Planning History:</b>                                                  |
| <b>21/0292:</b> Relocation of entrance/exit in boundary stone wall (APPROVED)      |
| <b>18/0292:</b> Application for tree works (APPROVED)                              |

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| <b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>                                                                                                                                                                                                                                                                   |
| <b>Site Description and Surrounding Area:</b>                                                                                                                                                                                                                                                                |
| The application relates to St Mary's Centre Community Hall located in Clitheroe town centre. St Mary's Community Centre is a former Sunday School of 1883-1884, prominently sited within Clitheroe Conservation Area and surrounded by multiple listed buildings.                                            |
| <b>Proposed Development for which consent is sought:</b>                                                                                                                                                                                                                                                     |
| This application seeks a Lawful Development Certificate in respect of replacing existing single-glazed arched windows within the main hall on the north and south elevations with like-for-like double-glazed windows, that are said to match in design, proportions, opening style and external appearance. |
| <b>Matters:</b>                                                                                                                                                                                                                                                                                              |

Section 55 (2) of the Town and Country Planning Act 1990 stipulates that the following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

(a) the carrying out for the maintenance, improvement or other alteration of any building of works which—

(i) affect only the interior of the building, or

(ii) do not materially affect the external appearance of the building,

In essence, whether the proposal amounts to development requires a judgement as to whether there would be a material effect on the external appearance of the property by virtue of Section 55 of the Town and Country Planning Act 1990.

In this instance, the windows in question comprise black metal window frames inset directly into the arched stone surrounds. The taller window elements consist of four fixed fields (window panels) and a bottom hung window or five fixed window panels. The smaller ones consist of two fixed fields and a top hung window. The proposed windows are an Alitherm Heritage system, an aluminium solution designed to replicate steel windows. Black slimline aluminium frames are proposed to replicate the existing window arrangement and maintain a distance albeit slightly reduced between the frame and reveal edge. As such, the proposed replacement windows would be of similar visual appearance to the buildings existing windows in terms of their shape, colour, size and appearance.

With the above in mind, my thoughts are that these changes would not amount to ‘development’ when assessed against the provisions of sec.55(2)(a) (ii) of the 1990 Act as the changes proposed would not, in my opinion, have a material effect on the external appearance of the building.

On this basis, it is concluded that the requested lawful development certificate for the proposed development can therefore be granted

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**Observations/Consideration of Matters Raised/Conclusion:**

As such, for the above reasons and having regard to all material considerations and matters raised that a Lawful Development Certificate be granted.

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| <b>RECOMMENDATION:</b> | That the application for a Lawful Development Certificate be granted. |
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