



25/L/024

15th September 2026

Director of Economic Development and
Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Dear Planning Team,

**PROPOSED NEW TWO-STOREY PAVILION RESTAURANT WITH ASSOCIATED
VEHICULAR ACCESS, RECONFIGURATION OF EXTERNAL AREAS AND LANDSCAPING.**

NORTHCOTE MANOR, NORTHCOTE ROAD, LANGHO, LANCASHIRE

PLANNING PORTAL REF: PP-15231728

I have pleasure in submitting with this letter a full planning application for the above development on behalf of Northcote Hotel Limited.

Officers of the Council will be aware that the principle of a 'pavilion' restaurant on this site, with associated new access off Northcote Road, roadway, parking and landscaping, utilising additional land to the north of the current site, has previously been established through the granting of Application 3/2023/0452. This was approved in February 2024 and therefore remains extant.

This submission is consistent with the previous approval in every facet, other than in the case of the restaurant building that will be two-storeys in height and of a different design. The application is supported by a Planning Support Statement and Design and Access Statement which justify the proposal in planning and design terms, and other supporting information in respect of ecology, trees and drainage.

Following a change of ownership of Northcote, there remains a strong desire to create an exceptional pavilion restaurant within the grounds of the hotel, taking advantage of the views



towards the open countryside and Longridge Fell to the north. Whilst it will have a greater floor area, the proposed restaurant will actually have fewer covers (38 instead of 48) compared to the previously approved scheme; giving diners an exceptional eating and drinking experience from the moment they are to when they leave. The new restaurant also provides an opportunity for the hotel to diversify the existing restaurant space in the main building so that a bistro-style dining space can be created, offering a more accessible experience for both guests and local diners.

I know that officers of the Council have visited the site previously and they are more than welcome to visit again by appointment. Please contact me in the first instance. Similarly, if officers wish to discuss specific design matters, the designer, Dan Hockey, is contactable on 01132400012 and by email at [REDACTED]

I look forward to receiving confirmation of validation shortly.

Yours faithfully,

[REDACTED]

Paul Tunstall MRTPI
Managing Director

Enc.

