

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

CONSERVATION AREA CONSENT

APPLICATION NO: 3/2012/0668

DECISION DATE: 20 September 2012

DATE RECEIVED: 10 August 2012

APPLICANT:

Mr J Robinson
54 Whalley Road
Sabden
Lancashire
BB7 9DZ

AGENT:

PARTICULARS OF PROPOSED WORKS: Proposed demolition of the existing workshop, store and garage.

AT: 54 Whalley Road Sabden Lancashire BB7 9DZ

Ribble Valley Borough Council hereby give notice that **Conservation Area Consent has been granted** for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 This Consent shall relate to the demolition works of the existing building as shown on Plan Reference: Robinson 01 - Existing Site Plan.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

- 3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 19 July 2012 and the mitigation measures therein.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

- 4 Prior to demolition works the applicant shall submit a programme of working in relation to the proposed demolition which shall include details of the maintenance of the site following the demolition.

REASON: In the interest of safeguarding visual amenity in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

P.T.O.

Cont.

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Relevant planning policy

Policy G1 - Development Control
Policy ENV16 - Development Within Conservation Areas
Sabden Conservation Area Appraisal

Summary of reasons for approval

The proposal has no significant adverse affect upon the setting of the Conservation Area.

Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
- 2 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

**JOHN HEAP
DIRECTOR OF COMMERCIAL SERVICES**