

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 91 of the Town and Country Planning Act 1990.
2. The permission shall relate to the development as shown on Plan Drawing number's
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.
3. Precise specifications or samples of walling and fenestration materials, and details of any surface materials to be used (including their colour and texture) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.
Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area. To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME4, and guidance within the NPPF.
4. All new and replacement doors and windows shall be in timber and retained as such in perpetuity.
Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area. To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME4, and guidance within the NPPF.
5. The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 2200 Monday to Saturday and on Bank Holidays, and the hours between 1000 to 2100 on Sundays.
Reason: The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard neighbouring residential amenity. To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1, and guidance within the NPPF.
6. The premises shall not be used for any other purpose other than as a Betting Shop within Class A2 of the Town and Country Planning (Use Classes) Order 2005 (As amended).
Reason: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1, and guidance within the NPPF.
7. There shall be no air conditioning, filtration or extraction units installed on the building without the prior written consent of the Local Planning Authority.
Reason: In the interest of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity. To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1 and DME4, and guidance within the NPPF.