

FORMER PENDLE HOTEL

SUPPORTING STATEMENT



Urban Colour Architects



Former Pendle Hotel | Supporting Statement

Document Control Sheet

Project Title	Former Pendle Hotel
Report Title	Supporting Statement—Lawful Development
Revision	1.0
Status	Planning Issue
Control Date	19.09.19

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Record of Issue

Issue	Status	Author	Date	Check	Date	Authorised	Date
A	Planning	J.Bissell	19.09.19	JB	19.09.19	JB	19.09.19

Distribution

Organisation	Contact	Copies
Client	Private	1
Local Authority	Ribble Valley	1

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Background to the Proposal

Introduction

Background

Introduction

The purpose of this statement is to clearly demonstrate that the works relating to application 3/2014/1019 were commenced prior to the expiry of the application making the existing permission extant and lawful.

The Application 3/2014/1019 was granted permission on 24.07.2015 as shown on the original planning decision which has been attached to this application. Development was conditioned to commence within three years of the approval date, this date would be 24.07.2018.

The information contained over the following pages is of an independent source (Google) and is publicly available.

The application also contains a signed written statement and cover letter from the project engineer which includes confirmation that works had commenced on site before the expiry date. This is backed up with photographs of the foundation trenches and a report detailing recommendations prior to pouring of the concrete. The report states "the contractor was advised to remove any loose stones and **complete** the dig as described above, before concreting"

Breaking ground is classed as "material operation" - commencement in line with Section 56 of the Town and Country Planning Act, *Subsection (2)*.

(a) any work of construction in the course of the erection of a building;

[F2(aa)any work of demolition of a building;]

(b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;

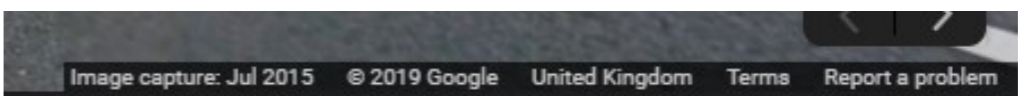
Name	Information
Development address	Pendle Hotel Clitheroe Road Chatburn BB7 4JY Ward : CHATBURN Parish : Chatburn
Applicant	Mr J Harrison Pendle Hotel Clitheroe Road Chatburn BB7 4JY
Agent	Mr V Craven Craven Design Partnership Ribble Court 1 Mead Way Shuttleworth Burnley BB12 7NG
Officer	Colin Sharpe Tel : 01200414500
Key dates	Received : 07/11/2014 Registered : 05/12/2014 Valid : 03/12/2014 Committee : 24/07/2015
Planning Status	Decided - Final Decision
Decision	APPROVED WITH CONDITIONS Date : 24/07/2015
Attached files	14 1019 Application form 14 1019 Decision.docx 14 1019 Location plan 14 1019 Parish response 14 1019 Prop alterations and floor plans 14 1019 RVBC Engineers response 14 1019 Site plan Delegated report 14.1019.docx RVBC Design Response 14 1019 UDR 01.doc RVBC Design Response 14 1019 UDR 02.doc

(Above) - Extract from the Ribble Valley Planning Portal:

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2014%2F1019

Month of Approval

July 2015



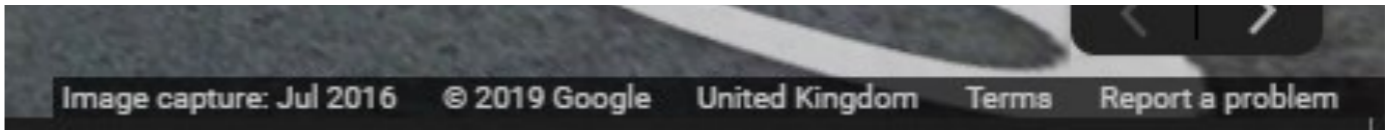
GOOGLE EARTH IMAGERY—JULY 2015

Current Status

Following on from the granting of permission (3/2014/1019) on 24.07.2015 the proposed works had not commenced as can be seen in the google imagery attached above. The building to the rear is still erect and has not been demolished. For the avoidance of doubt the following page shall show a later dated image to confirm that the building was still standing at a later date and demolition had not yet commenced.

1 Year Post Approval

July 2016



GOOGLE EARTH IMAGERY—JULY 2016

Current Status

As previously stated above, the building to the rear of the main building is still standing following approval (3/2014/1019) on 24.07.2015. Demolition had not yet commenced.

Commencement of Demolition

June 2017

June 2017— Demolition Commenced

By June 2017 the demolition of the building to the rear of the main building had now been undertaken in order to erect the approved dwelling detailed in application 3/2014/1019 on 24.07.2015.

June 2017 falls within two years of the approval date of the application, well within the 3 year expiry date. This clearly demonstrates that the permission had been commenced making the development lawful.



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