



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No. 3/2020/0028

Date received 11.1.21

Fee paid £103 — Receipt No: 035998

REF. 3/2020/0028 THE DOCTORS' HOUSE.

Application for a Lawful Development Certificate for a Proposed use or development.

Town and Country Planning Act 1990: Section 192, as amended by section 10 of
the Planning and Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2010

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: **MR** First name: **KEVIN J. L.**
Last name: **PINDER**
Company (optional):
Unit: House number: **71** House suffix: **FLAT 3**
House name: **THE DOCTORS' HOUSE**
Address 1: **71 PRESTON ROAD**
Address 2: **LOWBRIDGE**
Address 3:
Town: **PRESTON**
County: **LANCS**
Country: **UK**
Postcode: **PR3 3BA**

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

FOR THE
ATTENTION OF

22 JAN 2021

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: **71** House suffix:

House name: **THE DOCTORS' HOUSE**

Address 1: **71 PRESTON ROAD**

Address 2: **LOUSRIDGE**

Address 3:

Town: **PRESTON**

County: **LANCS**

Postcode (optional): **PR3 3BA**

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: **05287.373** Northing: **602**

Description:

**HOUSE WITHIN A TERRACE
COMPRISING 4 FLATS**

4. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☐ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Jimmy MULKERRIN

Reference:

32020 0666 BN

Date (DD/MM/YYYY):

(must be pre-application submission)

28102020

Details of pre-application advice received?

**AWAIT COMMENCEMENT OF
WORK**

**BUILDING NOTICE FEE PAID
167+UAT.**

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

Owner: ☒ Yes ☐ No Lessee: ☐ Yes ☐ No Occupier: ☒ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application?	
		Yes	No
K PINDER	OCCUPIER, RESIDENT & LANDLORD	N/A ☐	☐

If No to all the above, please give name and address of anyone you know who has an interest in the land:

Name	Address	State the nature of their interest (if known)	State whether they have been informed about this application		If No, please explain why not
			Yes	No	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff (c) related to a member of staff
- (b) an elected member (d) related to an elected member

Do any of these statements apply to you?

☐ Yes☒ No

If Yes, please provide details of the name, relationship and role

7. Grounds For Application

Information About The Existing Use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter, or extend are lawful

60 YEARS EXISTING USE.
4 FLATS CARVED OUT OF A
1825 FRONTAGE

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

1. COUNCIL TAX INVOICE

2.

3.

4.

5.

If you consider the existing, or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 RESIDENTIAL

Information About The Proposed Use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 RESIDENTIAL.

Is the proposed operation or use:

☐ Temporary

☒ Permanent

If temporary please give details:

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

ROOF IN NEED OF REPAIR

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations? ☒ Yes ☐ No

If Yes to a, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions):

RESLATE WELSH BLUE. REINSTATE RIDGE TILES
NEW WELSH BLUE TO FRONTAGES
RESLATE RECOVERED TO
REAR ELEVATIONS

b) Change of use of the land or building(s)? ☐ Yes ☒ No

If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

Has the proposal been started?

☐ Yes

☒ No

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed dated application form: ☐

The original and 3 copies of such evidence verifying the information included in the application as you can provide: ☐

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

PREVIOUSLY PAID

The correct fee: £103.61.21

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signature: _____
Date: _____

18/01/2021 (date cannot be pre-application submission)

WARNING:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have been issued as a result of such false or misleading information.

11. Applicant Contact Details

Telephone numbers

Country code: _____ National number: _____

Extension number: _____

12. Agent Contact Details

Telephone numbers

Country code: _____ National number: _____

Extension number: _____

Mobile number (optional): _____

Initials: _____

☒ Yes

☐ No

☒ Applicant

☐ Other (if different from the agent/applicant's details)

Telephone number: _____

Email address: _____