



For office use only

Application No.

Date received

Fee paid £

Receipt No:

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

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Anna

Surname

Schofield

Company Name

Address

Address line 1

Ashcroft Mill Lane

Address line 2

Address line 3

Town/City

Waddington

County

Lancashire

Country

Postcode

BB7 3JJ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Revised plans to replace approved drawings.
Reinstatement of permitted development rights

Reference number

3/2021/0144

Date of decision (date must be pre-application submission)

31/03/2021

Please state the condition number(s) to which this application relates

Condition number(s)

2
13

Has the development already started?

☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/05/2021

Has the development been completed?

☒ Yes
☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

08/01/2023

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 2 specifies the approved drawings and the actual works need plans approved.

Condition 13 is unnecessary and unreasonable for a replacement dwelling, neighbouring properties are free of these restrictions.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2 requires an amended plan to show details that were altered during construction. This included rooflights which are present in all other dwellings in the locality.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has 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):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

18/07/2022

Details of the pre-application advice received

you would need to submit an S73 Variation Of Condition application in order for us to make an appropriate assessment of the unauthorised development. Please note that the unauthorised development cannot be dealt with via a Non-material Amendment planning application.

As a minimum, you would need to submit the following:

1. Completed removal or variation of a condition application form
1. Red edged Location Plan (at a scale of 1:250 or 1:2500, showing North arrow)
2. Site Plan (at a scale of 1:100 or 1:200, showing any site boundaries)
3. Approved elevation drawings from application 3/2021/0144
4. Proposed elevation drawings (to show the roof lights installed, at a scale of 1:50 or 1:100)
5. Design and Access Statement (recommended to justify the unauthorised works, references to similar developments within the vicinity would be helpful here)
6. The appropriate fee (£234)

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mrs

First Name

Anna

Surname

Schofield

Declaration Date

09/01/2023

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Evan Owen

Date

09/01/2023