



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

1

Suffix

Property Name

Address Line 1

1-7 George Street

Address Line 2

Address Line 3

Town/city

Whalley

Postcode

BB7 9TH

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

Easting (x)

373266

Northing (y)

436246

Description

1-7 George Street, at 1st floor level and above.

Applicant Details

Name/Company

Title

Mr

First name

S

Surname

Ronnan

Company Name

Ronnan Corporation (Property) Ltd

Address

Address line 1

Marathon House

Address line 2

The Sidings

Address line 3

Town/City

Whalley

County

Lancashire

Country

UK

Postcode

BB79TH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Lee

Surname

McGregor

Company Name

LMC Architecture

Address

Address line 1

4 Dovedale Drive

Address line 2

Ightenhill

Address line 3

Town/City

Burnley

County

Country

United Kingdom

Postcode

BB128XD

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Proposed conversion, extension and alterations to the upper floors to create seven residential apartments. Rear extension to ground floor retail unit. Demolition of loading bay and rebuilding boundary wall at the rear and associated alterations.

Reference number

3/2021/1004

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

16/04/2022

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

Condition number(s)

2

Has the development already started?

☒ Yes

☐ No

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

03/09/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The commercial unit at ground floor level to the rear of the building does not make the best use of the space and does not incorporate a cycle store. The 2nd floor structure cuts across the windows on the front facade. Light in to the 2nd floor bedroom is insufficient around the side and rear elevations. The front dormer is not tall enough to give sufficient headroom to the 3rd floor spaces along that elevation. Structural alterations required to cut back the existing rear bay are difficult. The supporting structure of the existing roof cowl conflicts with the 3rd floor apartment space.

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

The commercial unit at ground floor level to the rear of the building has been increased in depth and incorporates a revised bin store and adds a cycle store. Windows to the front facade need a solid panel to cover the 2nd floor structure. We propose to fix skylights on the side and rear facades to give adequate light and ventilation to the 2nd floor bedrooms along these facades. The proposed dormer to the front elevation is to raise by 150mm to 3.3m above parapet level to give sufficient floor to ceiling height at that level. The existing rear bay projection is to remain as existing. The existing roof cowl and supporting structure is to be removed.

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

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

Mr

First Name

Lee

Surname

McGregor

Declaration Date

27/03/2023

☒ 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

Lee McGregor

Date

27/03/2023