



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	<input type="text" value="23"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="The Gatehouse"/>
Address Line 1	<input type="text" value="The Grange"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Lancashire"/>
Town/city	<input type="text" value="Wilpshire"/>
Postcode	<input type="text" value="BB1 9JU"/>

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

MR

First name

CHRIS

Surname

HALL

Company Name

Address

Address line 1

23 The Gatehouse The Grange

Address line 2

Address line 3

Town/City

Wilpshire

County

Country

United Kingdom

Postcode

BB1 9JU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

# Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

BB7 9SE

## 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

outline application for the demolition of existing building and erection of 21 dwellings

Reference number

92/0193

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

20/08/1992

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

Condition number(s)

5 & 7

future extensions and alterations condition 5 and one relating to re visibility splay and fencing/hedging etc which is condition 7

Has the development already started?

☒ Yes

☐ No

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

16/06/1993

Has the development been completed?

☒ Yes

☐ No

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

10/06/2025

## Condition(s) - Variation/Removal

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

THE REASONING FOR THE PERMITTED DEVELOPMENT RIGHTS RESTRICTION HAS NOW BEEN SUPERCEDED BY THE AMOUNT OF DEVELOPMENT AROUND THE PROPERTY.  
THE APPLICANT'S PROPERTY HAS NO SIGNIFICANT ARCHITECTURAL MERIT APART FROM BEING A FORMER GATEHOUSE. THE HOUSE HAS A BLAND REAR FACADE AND SITS IN AN EXTENSIVE RESIDENTIAL PLOT.

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

WE REQUEST TO HAVE PERMITTED DEVELOPMENT RIGHTS RE-INSTATED

## 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

EMAIL

Date (must be pre-application submission)

11/05/2023

CONFIRMATION THAT THE ORIGINAL APPROVAL WAS IN 1992 WHICH INCLUDED THE PD RESTRICTION CONDITION.  
CONFIRMATION ON HOW TO APPLY VIA A SECTION 73 TO HAVE THE PD RIGHTS RE-INSTATED

## 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

PETER

Surname

HITCHEN

Declaration Date

14/06/2023

☒ 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

PETER HITCHEN

Date

27/06/2023

Amendments Summary

conditions 5 and 7 stated