

Development Control
Ribble Valley Borough Council

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Your ref: 24.1014
Our ref: D3.24.01014
Date: 30th January 2025

App no: 24.1014

Address: Keepers Cottage Northcote Road Langho

Proposal: Variation of Condition 1 (Approved Plans) and Condition 19 (HVAC) of previous application 3/2022/0637 as varied by application 3/2024/0245

The submitted documents and plans have been reviewed and the following comments are made.

History

2/2024/0245 - Proposed alterations and extensions to existing B&B premises to create an 8 bed boutique hotel with on-site parking and improved landscaping (pursuant to variation of condition 21 (extent of demolition and rebuilding allowed) of planning permission 3/2022/0637.) Approved

3/2022/0637 – Proposed alterations and extensions to existing B&B premises to create an 8-bed boutique hotel with on-site parking and improved landscaping. Approved with condition.

Proposal

This application seeks to vary conditions 1 and 19 of application 3/2022/0637 and 3/2024/0245.

Condition 1

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan Drawing No: A1.0 (06/07/22) Proposed Site Plan Drawing No: A1.2 (06/07/22) Landscaping Plan Drawing No: 1000A (11/10/22) Proposed Ground Floor Plan Drawing No: A1.4 (24/06/2022) Proposed First Floor Plan Drawing No: A1.5 (24/06/2022) Proposed Elevations Drawing No: A1.6 (24/06/2022) Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Comments

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



The plans are replaced with 'Proposed site plan A1.2 dated 14.01.25' with 12 car parking spaces being retained and the access arrangements remain the same.

There is no objection to the variation of plan.

Condition 19

Within three months of the date of this permission, details of all external or building mounted HVAC, plant, extract or ducting shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reasons: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and that any externally mounted equipment is not of detriment to the residential amenities of nearby occupiers or visual amenities of the area

There are no highway comments to the variation of this condition.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

