



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

The Hawthorns

Address Line 1

Rimington Lane

Address Line 2

Rimington

Address Line 3

Town/city

Ribble Valley

Postcode

BB7 4DP

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

Easting (x)

380208

Northing (y)

445547

Description

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Farrell

Company Name

Address

Address line 1

The Lodge

Address line 2

Clitheroe Rd

Address line 3

Whalley

Town/City

Clitheroe

County

Country

United Kingdom

Postcode

BB79AD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Miss

First name

Alice

Surname

Montgomery

Company Name

Ben Pentreath Ltd

Address

Address line 1

3 Lamp Office Court

Address line 2

51 Lambs Conduit St

Address line 3

Town/City

London

County

Country

Postcode

WC1N 3NF

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

The demolition of an existing bungalow and the erection of a new two storey replacement dwelling with garage and granny annex, alterations to existing access and associated external works

Reference number

03/2023/0660

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

01/12/2023

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

Condition number(s)

Condition numbers 2, 3, 4, 10, 12 & 13 in decision notice 23 0660 granted on the 1/12/2023

Has the development already started?

☒ Yes

☐ No

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

01/07/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Variation to the consented approved floor plans and elevations in application 3/2023/0660 and the non material amendments contained in 3/2024/0248 to occupy the same footprint of the existing consented scheme with similar massing but in a softer, more traditional style, that felt right for the setting and reflected the local stone-built vernacular of the Ribble Valley. The property is now under new ownership and the clients have different requirements.

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

Condition 2: 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:

Proposed Elevations Drawing No: A-200, A-201, A-202, A-203, A-204
Proposed Floor Plans Drawing No: A-104.1

Condition 3: The materials to be used on the external elevations of the dwelling hereby approved shall be implemented in accordance with the following drawings / details:

Proposed Elevations Drawing No: A-200, A-201, A-202, A-203, A-204

Condition 4: The proposed roof lights as shown on the following drawings shall be of the Conservation Type, recessed with a flush fitting.

Proposed Elevations Drawing No: A-200, A-204
Proposed Floor Plans Drawing No: A-104.1

Condition 10: The development shall be carried out in accordance with the approved land levels indicated on Proposed Site Plan Drawing No: L-150. No other change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Condition 12: No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Site Plan Drawing No: L-150 have been implemented in full.

Condition 13: The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan Drawing No: L-150. Thereafter the onsite parking provision shall be so maintained in perpetuity.

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

Miss

First Name

Alice

Surname

Montgomery

Declaration Date

09/07/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Alice Montgomery

Date

23/07/2025

Amendments Summary

Amendments made to planning application as per email on the 23/07 at 12.58pm including correct annotation of floor plan and correct wording in planning application.