

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990, section 191 as amended by section 10 of the Planning and Compensation Act 1991

CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR
ACTIVITY IN BREACH OF PLANNING CONDITION

APPLICATION NO: 3/2025/0825
DECISION DATE: 5 December 2025
DATE RECEIVED: 31 October 2025

APPLICANT:

Ms T Gilliat
The Stables
Preston Road
Longridge
PR3 3BL

AGENT:

Mr Peter Bamber
PGB Architectural Services LTD
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

EXISTING USE OR ACTIVITY: Certificate of lawfulness for existing development involving construction of single storey flat roof sun lounge extension, insertion of rooflights and use of agricultural building as a residential garage

AT: The Stables Preston Road Longridge PR3 3BL

Ribble Valley Borough Council hereby certify that on the received date the use, operations or matter detailed above in respect of the land indicated within the application, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The applicant has successfully demonstrated, via the submitted supporting evidence as required by Section 191 of the Town and Country Planning Act 1990, that the works applied for have been completed in excess of four years ago and are now considered lawful having regard to the time limits within Section 171B of the same act.

Nicola Hopkins

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**RIBBLE VALLEY BOROUGH COUNCIL
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Notes:

- 1 This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use, operations or matter as specified taking place on the land identified on the attached plan was lawful, on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use, operations or matter described, and to the land specified and identified on the attached plan. Any use, operations or matter materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- 4 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
- 5 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.