



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

8

Suffix

Property Name

Address Line 1

Hammond Drive

Address Line 2

Address Line 3

Lancashire

Town/city

Read

Postcode

BB12 7RE

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

Easting (x)

376105

Northing (y)

434840

Description

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Houston

Company Name

Address

Address line 1

8 Hammond Drive

Address line 2

Address line 3

Town/City

Read

County

Lancashire

Country

Postcode

BB12 7RE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant 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 2AG

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

Retrospective application for extensions to side and rear and first floor (an increase of 300mm to east elevation compared to previously approved applications 3/2021/0428 and 3/2021/1074) and the insertion of an additional window at ground floor on the eastern elevation. Obscure glass to sides of roof terrace and balcony as per existing approval. External stairs proposed to be re-positioned to rear (previously positioned on the East side).

Reference number

Application 3/2023/0118

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

18/05/2023

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

Condition number(s)

Condition 1

Has the development already started?

☒ Yes

☐ No

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

29/06/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Drawing references to be updated to as built / in progress drawings following review on site. Privacy glazing reinstated with 1.1m metal railings towards rear garden. Minor amendments to window sizes and openers. External staircase repositioned on the rear (previously on the East side). All updated on Proposed Floor Plan and Proposed Elevation drawings.

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

Condition 1 should relate to the updated drawings: 6219 P01J Proposed Elevations, 6219 P02J Proposed Floor Plans, 6219 P03I Proposed Site Plan. (All other referenced drawings to remain as current approval ref).

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

Dialog and consultation

Date (must be pre-application submission)

26/07/2026

Details of the pre-application advice received

Dialog and consultation between Judith Douglas (Planning Consultant) and Kathryn Hughes with regards the updates: opaque glass to sides as per planning approval, railings to remain to rear, and external staircase to move to the rear.

Previous request from Head of planning to submit changes including width increase and additional windows as a Section 73 rather than a non material amendment application.

Telephone call between Craig Harrison and Kathryn Hughes confirming the application can be a Section 73 - Variation of condition application as previously recommended.

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?
E.g. All the land is owned by a single individual

- ☒ 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

Craig

Surname

Harrison

Declaration Date

27/07/2026

☒ 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

Craig Harrison

Date

27/07/2026