

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/2015/0197

**DECISION DATE:** 06 May 2015

**DATE RECEIVED:** 12/03/2015

### **APPLICANT:**

Mr Andrew Errington  
4 Park Mews  
Gisburn  
Lancashire  
BB7 4ES

### **AGENT:**

**DEVELOPMENT PROPOSED:** Resubmission of approved application 3/2014/0780 proposed window on ground floor side elevation.

**AT:** 4 Park Mews Gisburn Lancashire BB7 4ES

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The permission shall relate to the development as shown on Plan Reference:

Proposed Ground Floor Plan and Proposed Side Elevation.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version) to ensure a satisfactory standard of appearance in the interests of the character, appearance and significance of the Conservation Area.

### Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. 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.

P.T.O.

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3. The Local Planning Authority worked positively and proactively with the agent to identify various solutions during pre-application discussions to ensure the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement on Paragraphs 186-187 of the NPPF.



**JOHN HEAP**  
**DIRECTOR OF COMMUNITY SERVICES**