

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: 3/2015/0232

DECISION DATE: 01 May 2015

DATE RECEIVED: 17/03/2015

APPLICANT:

Mr Hans Lowe
18b East Park Road
Blackburn
BB1 8BB

AGENT:

Mr Ivan Wilson
IWA Architects Ltd
Waterloo Mill
Clitheroe
BB7 1LR

DEVELOPMENT PROPOSED: Application for retention of unauthorised works to rebuild single storey attached outbuilding following collapse during underpinning process. Removal of existing internal lime plaster finish, structural repairs to the masonry walls. Excavation of existing solid floor construction at ground floor level. Proposal to lay new insulated concrete floor, insulation and screed (incorporation under floor heating) and stone flag finish. The existing cold slabs to the former pantry have been temporarily removed and are to be reinstated once the works to the floor are complete.

AT: Higher Lickhurst Farm Twins Brook Road Chipping PR3 2QT

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 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on Plan References 1735.LB.002,1735.LB.003,4133/01/A, window and repairs schedule document submitted with the application, materials specifications, repointing details and fireplace details received on the 1/05/15.

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

3. Precise specifications or samples of flooring materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Core Strategy Adopted Version.

P.T.O.

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.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development .



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES