

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	4.2.21	Manager:		Date:	
Site Notice displayed	N	Photos uploaded						

Application Ref:	3/2021/0028	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:		
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision

Development Description:	Certificate of lawfulness for a proposed used or development for the proposed restating of roof using welsh blue slates.
Site Address/Location:	Flats 1 2 3 and 4, 71 Preston Road, Longridge Preston

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
No consultation required – no comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Sections 55 and 192 of The Town and Country Planning Act 1990
Relevant Planning History: None

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The premises is an attractive 2 storey building constructed around 1825 known as Doctor's House. It is located on the corner of Preston Road and Doctor's Row in the centre of Longridge. The property is divided into 4 flats and it is understood that this conversion took place in the 1960s. The property is located in Newtown Conservation Area, this conservation area was designated in the mid-2000s due to its historic significance and largely unaltered appearance. It is a small area and all the properties are identified as being buildings of Townscape Merit.
Proposed Development for which consent is sought: The application is of a certificate of lawfulness of a proposed development under section 192 of the Town and Country Planning Act. The application seeks confirmation as to whether the proposed re slating of the roof is lawful within the meaning of the Act.

Assessment:

The applicant states that the building was converted to flats in the 1960s however this application does not seek regularisation of this. The application is to determine whether consent is required for repairs and re slating of the roof using welsh slate. The site lies within Newtown Conservation Area but is not a listed building.

As the premises are flats rather than a single dwelling house there are no permitted development rights, furthermore as it is within a conservation area reroofing of the building may require consent if it is considered to materially change its appearance such as by changing the materials used for the roof covering.

The building is currently roofed in welsh blue slate but in need of repair and it is proposed to replace this with the same materials to the front elevation and reuse the existing where possible on the rear elevations. It is also stated that the existing contrasting ridge tiles will be reinstated.

The like for like replacement / reuse of the roofing material as described within the submitted application form will not materially affect the external appearance of the building and therefore the proposed operation is not considered to be development as defined by section 55 2(ii) of the Town and Country Planning Act 1990.

Observations/Consideration of Matters Raised/Conclusion:

The local planning authority is satisfied that submitted information demonstrates that the works proposed are not development as defined by section 55 of the Town and Country Planning Act. As such a certificate can be granted under the provisions of section 192 of the Town and Country Planning Act.

Therefore, it is recommended accordingly:

RECOMMENDATION:

That planning permission is not required.