RIBBLE VALLEY
BOROUGH COUNCIL

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

Suffix

Property Name

Hawthorn

Address Line 1

Rimington Lane

Address Line 2

Address Line 3

Town/city

Rimington

Postcode

BB7 4DP

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

Easting (x)

380208

Northing (y)

445547

Description

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Farrell

Company Name

Address

Address line 1

The Lodge

Address line 2

Clitheroe Road

Address line 3

Whalley

Town/City

Clitheroe

County

Country

UK

Postcode

BB7 9AD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Eric

Surname

Cartwright

Company Name

Ben Pentreath Ltd

Address

Address line 1

1-4 Lamp Office Court

Address line 2

LambsConduit Street

Address line 3

Town/City

London

County

Country

GB

Postcode

WC1N3NF

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

Erection of three-storey dwellinghouse with attached two-storey coach house adapted from existing structure. Planning permission previously granted (3/2024/0248) for similar sized house, existing house already demolished, and foundations for the accepted proposal have already been built.

Reference number

APPLICATION NO. 3/2025/0724

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

15/05/2026

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

Condition number(s)

Condition 1 of Application 3/2025/0724 to reference new floor plans, elevations and site plan.

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Application 3/2025/0724 was the subject of extensive, design-led discussions with officers of the Council, which considered the planning history and lawful fall-back position of the extant consent. The applicant made the case for a more traditional home of less mass than that previously approved. During discussions a number of design changes were made to the main house and connecting coach house to secure support from officers. The applicants have reflected on some of these concessions and believe that from a design and heritage perspective, their original proposals for the coach house should be supported. The reversion to that design, in contrast to that approved, is the subject of this Section 73 application. The applicant also proposes a small basement under the coach house, accessed via a car lift.

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

Approved eaves and dormer windows on garage wing to be replaced with raised eaves and first floor windows sash windows in line with local precedent. Addition of a basement below the garage wing and car lift to keep cars from view.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

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

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] 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

Eric

Surname

Cartwright

Declaration Date

19/10/2026

☑ 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

Eric Cartwright

Date

19/10/2026