Conservation Area Consent

Name and address of applicant          Name and address of agent (if any)
Mr Simon Scott                        Mr Rob Hames
Harwood Hides                         RJH Design
The Old Coal yard                     25 Grasmere Road
Park Road                             Haslingden
Great Harwood                         Rossendale
Lancs                                 Lancs
BB6 7RW                               BB4 7AB

Part I - Particulars of application:

Date of application: Application No:
18 June 2012                          11/12/0230

Particulars and location of proposed works:

Conservation Area Consent: Demolition of 2 No brick pillars at the site entrance

Woodscape Ltd Church Street Church Accrington

Part II - Particulars of decision:

The HYNDBURN BOROUGH COUNCIL

hereby give notice that conservation area consent has been granted for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted. Subject to the following conditions and reasons:

1 The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Sections 18 (As Amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to enable the Local Planning Authority to review the situation at the end of this period if the development has not begun.

2 The development shall be carried out in accordance with the following documents:

(a) The planning application forms and additional information received by Hyndburn Borough Council on 18/06/12
(b) Submitted drawing No's 0731/06 Rev B received on 20/08/12

Reason: for the avoidance of doubt and to enable Hyndburn Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policies Env6 & Env7 of the Hyndburn Core Strategy
Prior to first occupation of the premises, following demolition of the existing brick pillars, the replacement brick pillars shall be constructed in accordance with the submitted details on dwg 0731/06 Rev B received on 20/08/12 and shall be retained as approved thereafter.

Reason: In the interests of the visual amenities of the Church Canalside Conservation Area and in order to comply with Policy Env 6 of the Hyndburn Core Strategy and E8 of the Hyndburn Borough Local Plan.

Informative Note(s)

1 Subject to conditional control the proposal would be acceptable in terms of amenity and would not cause demonstrable harm to highway safety or any other matter of acknowledged importance and accordingly would suitably accord with local and national planning policies and in particular policies Env 6 and Env 7 of the Hyndburn Core Strategy and Hyndburn car parking and access standards.

2 This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
   (b) You or your agent or any other person responsible for implementing this permission should inform Development Control immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

3 This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

   If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

4 The enclosed approval is issued under the Town & Country Planning Act 1990. You may also require Building Regulation approval which is dealt with by this Department's Building Control Section (Tel: 01254 380194). You must ensure that all necessary permissions are obtained BEFORE starting work, otherwise abortive expense may be incurred.

5 The following policies of the Hyndburn Borough Local Plan, Hyndburn Core Strategy, and National Planning Policies are considered to be relevant:
Note: Attention is drawn to section 8(2)(b) of the Act, the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the local planning authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Shelley House, Acomb Road, York Y02 4HB and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. A form of notice is enclosed, if appropriate.

Notes

1 If the applicant is aggrieved by the decision of the local planning authority to refuse conservation area consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of the date of this notice, appeal to the Secretary of State for the Environment in accordance with section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local authority in regard to the proposed works are in progress.

2 If conservation area consent is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and can not be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district, in which the land is situated a conservation area purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date 10 October 2012

S Prideaux
CHIEF PLANNING AND TRANSPORTATION OFFICER

Planning
Scaitcliffe House
Ormerod Street
Accrington
Lancashire
BB5 0PF