

PLANNING PERMISSION

Submission by Lancashire County Council

Part I – Particulars of application

Date of application: **15 November 2023** Application No. **LCC/2023/0038**

Particulars and location of development:

Demolition of existing (not original) flat roof dormers on the north and west existing elevations and replace with pitched slate roof to match existing at County Hall, Pitt Street, Preston

Part II – Particulars of Decision

The **Lancashire County Council** hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Time Limits

1. The development shall commence not later than 3 years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.

Working Programme

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

- a) The Planning Application received by the County Planning Authority on 9th November 2023

- b) Submitted Plans and documents:

Location Plan

Drawing No. DR-A-40-50-63-0001 rev. S2. P01 Site Location Plan

Drawing No. DR-A-40_50_63-0006 rev. S2-P01 Existing Elevations North, south, East & West

Drawing No. DR-A-40_50_63-0008 rev. S2-P01 Proposed Elevations

Drawing No. DR-A-40_50_63-0004 rev. S2-P01 Existing Roof Plan

Drawing No. DR-A-40_50_63-0005 rev. S2-P01 Proposed Roof Plan

Reason : To minimise the impact of the development on the amenities of the area and to conform with Policies EN8 and EN9 of the Preston Local Plan

3. The slate materials to be used for the reinstatement of the roof shall match the appearance of those used on the adjacent areas of roof.

Reason : In the interests of visual amenity and to conform with Policies 16 and 17 of the Central Lancashire Core Strategy.

Ecology

4. No works to or demolition of structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Reason: To protect nesting birds and to conform with Policy EN10 of the Preston Local Plan.

Notes

If, at any point, before or during development work, the presence of a protected species that could be adversely affected by the development works is detected or suspected, then works must stop and advice must be sought on the need for a licence from Natural England and necessary species protection measures.

If the approved development does not commence within 3 years from the date of the planning consent, the approved ecological mitigation measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys.

Heloïse MacAndrew

Date: 21 December 2023

**Heloise MacAndrew
LANCASHIRE COUNTY COUNCIL
DIRECTOR OF LAW AND
GOVERNANCE**

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.
