



Mr Peter Callingham  
The Fairfield Association  
55 Regent Street  
Lancaster  
Lancashire  
LA1 1SH

Regeneration and Planning  
Development Management Team

PO Box 4  
Town Hall  
Lancaster  
LA1 1QR

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING CONSENT

Application No. : 13/00963/LB  
Applicant : Mr Peter Callingham  
Site Address : Basin Bridge Chancellors Wharf Aldcliffe Road Lancaster Lancashire  
Proposal : Listed Building application for the demolition of lean-to buildings against listed bridge structure

Lancaster City Council hereby give notice that **LISTED BUILDING CONSENT HAS BEEN GRANTED** for the works described above in accordance with your planning application dated 12 September 2013, and the plans, drawings and documents which form part of the application, subject to the following conditions and reasons:-

1. Works to which this consent relates must be started not later than the expiration of 3 years beginning with the date of this permission.  
Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The works hereby permitted shall be carried out in accordance with the submitted approved plans or any amended plans subsequently approved in writing by the local planning authority.  
Reason: To ensure a satisfactory standard of development.

ARTICLE 31 – DEVELOPMENT MANAGEMENT PROCEDURE ORDER

Please see the attached statement which forms part of your decision notice.

Signed:

Date: 1 November 2013

Andrew Dobson Dip EP MRTPI PDDMS  
CHIEF OFFICER (REGENERATION & PLANNING)

Your attention is drawn to the notes to be read in conjunction with the notice of decision. A copy can be downloaded from <http://www.lancaster.gov.uk/documents/planning/decnotes.pdf>



LANCASTER  
CITY COUNCIL

*Promoting City, Coast & Countryside*

## TOWN AND COUNTRY PLANNING ACT 1990

### ARTICLE 31 – DEVELOPMENT MANAGEMENT PROCEDURE ORDER

#### **Development Plan Policies, Proposals and Reasons for Decision**

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In the Lancaster District, the Development Plan comprises the saved policies of the Lancaster District Local Plan (2004) and the adopted Lancaster District Core Strategy (2008).

The proposal complies with the relevant policies and provisions of the Development Plan and on consideration of the merits of this particular case, as presented in full in the officer report, there are no material considerations which otherwise outweigh these findings.

#### **Statement**

In accordance with Article 31 of the Development Management Procedure Order, the City Council can confirm the following:

The local planning authority has considered the application as submitted and has visited the site, and it is able to conclude that the proposal is one that can be proactively supported without any amendments being necessary.

---

Signed:

Date: 01 November 2013

Andrew Dobson Dip EP MRTPI PDDMS  
CHIEF OFFICER (REGENERATION AND PLANNING)