



High Peak Borough Council

working for our community

Application for conservation area consent for demolition in a conservation area. Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	John	Surname:	Brazier		
Company name:	AIM Engineering Ltd						
Street address:	Melandra Road			Country Code	National Number	Extension Number	
	Brookfield			Telephone number:			
				Mobile number:			
Town/City	Glossop			Fax number:			
County:	Derbyshire			Email address:			
Country:	United Kingdom						
Postcode:	SK13 6JE						
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jim	Surname:	Carter		
Company name:	Shaw Cavanagh						
Street address:	5 Kightsbridge Mews			Country Code	National Number	Extension Number	
	Didsbury			Telephone number:	0161	215 2698	
				Mobile number:		07710333289	
Town/City				Fax number:			
County:	Manchester			Email address:			
Country:	United Kingdom						
Postcode:	M20 6GX				shawcav@ntlworld.com		

3. Description of the Proposal

Please describe the proposed works:

Partial demolition and repair/reconstruction at Salem Mill including removal and reconstruction of roof, removal and reconstruction of walls above first floor level; in order to remedy structural failure and allow retention and conversion of mill for residential use.

Has the work already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Salem Mill"/>		
Street address:	<input type="text" value="Hyde Bank Road"/>		
	<input type="text" value="New Mills"/>		
Town/City:	<input type="text" value="High Peak"/>		
County:	<input type="text" value="Derbyshire"/>		
Postcode:	<input type="text" value="SK22 4BW"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="400214"/>
Northing:	<input type="text" value="385921"/>

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

HPK/2010/0272 Planning application for conversion of the existing 4 storey former mill building into 6 apartments and the erection of 9 mews houses following the redevelopment of the remaining part of the site.

6. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:					
Title:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Liz"/>	Surname:	<input type="text" value="Pleasant"/>
Reference:	<input type="text" value="Meeting"/>				
Date (DD/MM/YYYY):	<input type="text" value="12/07/2010"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

The Planning Officer and Conservation Officer required the submission of an application for Conservation Area Consent on the basis that, in their view, the extent of demolition and reconstruction works necessary to secure the future of the building cumulatively would require Conservation Area Consent.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The mill has been appraised by Integra Consulting Engineers who conclude that structurally the mill is at risk. The building has suffered from very significant movement of the upper superstructure to the front and rear gable walls and it has also suffered from roof spread which has caused outward movement of the side walls. The overall displacement of the upper level, mainly above first floor has resulted in the tops of the three roof trusses being pushed towards the rear by the purlins and has resulted in their individual rotation. The inward movement of the rear gable (river side) has resulted in outward movement of the front gable (cottage side). The rear gable wall is at risk of collapse and the weight of any falling masonry may collapse the floors below. In addition rear collapse would almost certainly lead to a dominoes effect collapse of the other roof trusses and the probable collapse of the front wall. Roof collapse would most likely collapse the floors below which are already suffering noticeably from deflection. The solution is to take off the roof entirely, take down the perimeter walls to at least second floor level and then rebuild them and reinstating a new roof.

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent ☐ The applicant ☐ Other person

11. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Jim"/>	Surname:	<input type="text" value="Carter"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="16/07/2010"/>	<input checked="" type="checkbox"/>	Declaration made

12. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date