High Peak Borough Council

working for our community

Application for listed building consent for alterations, extension or demolition of a listed building.
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: JAMES | Surname: ANDERSON

Company name: IMAGE/EGAMI

Street address: BANK HOUSE
HENRY STREET

Town/City: GLOSSOP
County: DERBYSHIRE
Country:
Postcode: SK13 8BW

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Proposed 2 storey Wine bar and Restaurant and office use at the former heritage centre, Bank House, Glossop

Has the work already started without planning permission? ○ Yes ◉ No

4. Site Address Details

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

House: | Suffix:
House name: BANK HOUSE
Street address: HENRY STREET

Town/City: GLOSSOP
County: DERBYSHIRE
Postcode: SK13 8BW

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

Easting: 403430
Northing: 394134

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ○ Yes ◉ No

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: Mrs First name: ANNE Surname: JORDAN

Reference: BANK HOUSE, HENRY STREET GOSSOP

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

James,
Further to our telephone conversation this afternoon regarding your plans for the Henry St property. Just to clarify I'd like to make the following points:
- the uses proposed are all considered acceptable uses in a town dcentre and as such are considered acceptable in principle;
- Notwithstanding this, the property is a listed building and any physical changes to facilitate the use need approval that can be problemtaic in some listed builidngs. Whether they are acceptable in this case will depend on the level and nature of changes proposed, hence our request for more detailed information in relation to the shopfront changes and any necessary ventialtion to the rear.
- you have stated you don't intend to serve hot food and therefore don't need an extraction system. We are happy to consider this as a way of operating, you will however need to make this explicit in your supporting information.
- You therefore need to :
1. change your description of development to remove reference to a restaurant - I suggest you describe it as a café/coffee shop (A3), support this with a short statement saying you aren't proposing to serve hot food;
2. provide elevations for the new shopfront and door. Jo has given you some informal comments on this already which we have discussed. Either way you need to submit a scheme as a starting point and we can at least start processing your application;
3. Make a listed building application for the works to facilitate the change of use. This should include the shopfront,any alterations to the fascia for signage, any door changes and any internal alterations which would involve demolition. The forms are on our website (infact the planning and listed building form is a 2 in 1 and we just register it as two applications). There is no fee for the listed building but you need to submit two sets of 4 copies,
hope this clarifies,
regards
Anne Jordan

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ◉ Yes ○ No

If Yes, please provide details:

BEEN TO SEE FLOWER SHOP NEXT DOOR

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. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Stone wall

Description of *proposed* materials and finishes:

stone wall

Roof covering- add description

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

slate

Chimney - add description

Description of *existing* materials and finishes:

stone

Description of *proposed* materials and finishes:

stone

9. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

wood painted

Description of *proposed* materials and finishes:

wood painted

External doors - add description

Description of *existing* materials and finishes:

wood, security glazed and stell kicker plate

Description of *proposed* materials and finishes:

wood, security glazed and stell kicker plate

Ceilings - add description

Description of *existing* materials and finishes:

false grid ceiling in place with signs of water damage

Description of *proposed* materials and finishes:

false grid ceiling

Internal walls - add description

Description of *existing* materials and finishes:

Stone walls with plaster and the poorly built extension and block work with plaster. There have been numerous stud walls built over the years which possibly won't help with internal character of the property

Description of *proposed* materials and finishes:

plaster and make good all walls

Floors - add description

Description of *existing* materials and finishes:

timber floors with carpet tiles laid on the top

Description of *proposed* materials and finishes:

timber flors with tiles and amtico laid as a finish

Internal doors - add description

Description of *existing* materials and finishes:

wood, upvc & steel

Description of *proposed* materials and finishes:

wood & steel

Rainwater goods - add description

Description of *existing* materials and finishes:

as per drawings attached but generally cast with elements of wood and upvc

Description of *proposed* materials and finishes:

same as above

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

P01 - LOCATION PLAN,P02 -EXISTING FLOOR PLANS,P03 - PROPOSED FLOOR, P04-PROPOSED AND EXISTING ELEVATIONSLAYOUTS,P05.Exisiting Elevations,P06.Proposed Elevations
SPECIFICATION OF BY INTERNAL BY FOLDING WINDOW

10. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

11. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? ( ) Yes (•) No

Will there be works to the exterior of the building? ( ) Yes (•) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? (•) Yes ( ) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? (•) Yes ( ) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

THERE ARE NUMEROUS SUD WALLS WITH WATER DAMAGED AREAS WHICH WILL BE RETAINED WHERE POSSIBLE BUT WILL NEED TO BE MADE GOOD WHERE NESSACERRY

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know ( ) Grade I ( ) Grade II* (•) Grade II

Is it an ecclesiastical building? ( ) Don't know ( ) Yes (•) No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

14. 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

15. Certificates (Certificate B)

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

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Notice recipient				Date notice served
Name:	Mr Raymond John Carter			
Number:	1	Suffix:		
Street:	Hammarsfield Close			
Locality:	Stadon			
Town:	Ware			
Postcode:	SG111PG			

Title: Mr First name: JAMES Surname: ANDERSON

Person role: Applicant Declaration date: 15/11/2010 ☒ Declaration made

16. Declaration

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

Date 15/11/2010