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High Peak Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr James Anderson
Image/Egami
211 Sheffield Road
Glossop
SK13 8QX

Application no. HPK/2010/0501

Registered on 15/11/2010

Determined on 07/01/2011

Agent

High Peak Borough Council hereby **PERMIT** this application for **FULL PLANNING PERMISSION** for

Change of use from Heritage Centre (Sui Generis) to Wine Bar (A4) at ground floor and Office Use (B1) at first floor level. at 20 22 Bank House Henry Street Glossop

in accordance with the submitted application, details and accompanying plans listed below subject to the following conditions and reasons:-

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.

2. No discharges to atmosphere of any gaseous or particulate matter shall take place until full details of siting and design of an odour control and ventilation system to cooking equipment to be installed is submitted to, and approved in writing by, the Local Planning Authority. Such control equipment and ventilation, as approved, shall be installed and operating correctly before the use hereby permitted occurs and maintained thereafter.

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Andy Ellis – Development Control Manager

3. This permission shall relate to the use of the premises only. There shall be no external alterations to the premises whatsoever without the prior written approval of the local planning authority.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

2. In the interests of amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

3. To define the permission for the avoidance of doubt.

Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal which will have an acceptable impact on the vitality and viability of the town centre without harming visual or residential amenity, and which could be implemented without harming the character of the Listed Building to which it relates.

The decision to grant planning permission has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies
BC5 - Conservation Areas
BC7 - Alterations and Extensions to Listed Buildings
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TC12 - Prime retail Frontage
TR5 - Access, parking and design

Notes to Applicant

The applicant is advised that the consent may also be required for alterations to the Listed Building. Furthermore, the erection of signage on site may also require both Listed Building Consent and Advertisement Consent.

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Andy Ellis – Development Control Manager

Plans
The plans to which this Notice refers are listed below:

Location Plan P01
Photographs
P02
P03B
P04
P05
P06B

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0845 129 7777.

Any other statutory consent necessary must be obtained from the appropriate authority.

Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** 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) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

The 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) Variation to the approved plans will require the submission of a new planning application.

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Andy Ellis – Development Control Manager