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High Peak Borough Council

working for our community

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

FULL PLANNING APPLICATION

PERMISSION

Applicant
Reptonplace Ltd
Coronet House Queen Street
Leeds
LS1 2TW

Agent
Carter Towler LLP
Coronet House
Queen Street
Leeds
LS1 2TW

Application no. HPK/2010/0612

Registered on 23/11/2010

Determined on 14/01/2011

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

Retrospective application for New shop front and relocation of entrance/exit at 25 High Street West Glossop

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

Conditions

1. For the avoidance of doubt, this consent is for the replacement of the shopfront only and does not include the use of No 2 Market Street to the rear.

2. Notwithstanding the approved drawings, the entrance doors shall be repainted in a colour which shall be first submitted to and approved in writing by the Local Planning Authority. The colour scheme shall be implemented and retained according to the approved details.

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Andy Ellis – Development Control Manager

Reasons

1. Whilst the applications seeks retrospective consent for the replacement of the shopfront only, the accompanying floorplans submitted as illustative material includes an internal opening between No 25 High street West and 2 Market Street.

2. To ensure that the scheme achieves the high standard necessary to safeguard the visual appearance of the Conservation Area in accordance with High Peak Local Plan policy BC5 and Improvement Corridor as defined in policy GD3.

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 subject to planning condition improves the appearance of the Conservation Area and Improvement Corridor as well as improving the vitality of the Town Centre without compromising Highway Safety.

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

BC1 - External Materials
BC2 - Shop Fronts
BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC12 - Prime retail Frontage
TR5 - Access, parking and design

East Midlands Regional Plan March 2009

National Planning Policy

PPS1 Sustainable Development and Climate Change

PPS4 Economic Growth

PPS 5 Planning for the Historic Environment

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Andy Ellis – Development Control Manager

Notes to Applicant

Prior to the commencement of development adjacent to the public highway, the applicant should contact Derbyshire County Council (Tel: 01629 580000, Mr D Nicholson) to discuss safety of works and pedestrians during and after construction.

Plans

The plans to which this Notice refers are listed below:

Location Plan

08192.001

08192 - 11

06 Rev D

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:

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Andy Ellis – Development Control Manager

(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

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