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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

APPLICATION FOR LISTED BUILDING CONSENT

PERMISSION

Applicant Mr James Anderson
Image/Egami
Bank House Henry Street
Glossop
SK13 8BW

Application no. HPK/2010/0598

Registered on 05/01/2011

Determined on 04/02/2011

Agent

High Peak Borough Council hereby **PERMIT** this application for **LISTED BUILDING CONSENT** for

Listed building consent for alterations to accomdate change of use to wine bar, restaurant and office use. 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. This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the Consent is granted
2. The listed building consent approved comprises internal alterations only and does not confer consent for any external works to the property.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Andy Ellis – Development Control Manager

2. For the avoidance of doubt and in accordance with the applicant's stated intentions.

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 is acceptable in terms of impact on the Grade II Listed Building and no other material factors exist to override this.

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 – Listed Buildings
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
TC1 - Town Centres
TC2 - Town Centre Environment
TC12 - Prime retail Frontage

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

P01
P02
P03 Rev B
P05

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 16 of the Planning (Listed Building and Conservation Areas) 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.

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**

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Andy Ellis – Development Control Manager

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