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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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Ian Laybourn
11 The Croft
Hadfield
Glossop
SK13 1HN

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2010/0672

Registered on 29/12/2010

Determined on 14/02/2011

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

Proposed replacement conservatory at Slatelands House Slatelands Road 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. The materials of external construction to the supporting wall shall match those used on the existing building.

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Andy Ellis – Development Control Manager

3. Notwithstanding the details on the approved plans, the frame to the proposed conservatory shall be constructed in 'grey' powder coated aluminium coloured either RAL standard range: 7002; 7003; 7005; or 7009.

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 visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.
3. To protect the character and appearance of the existing building, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

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 preserves the character and appearance of the conservation area.

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
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

National Planning Policy
PPS5 – Planning and the Historic Environment.

Notes to Applicant

There are protected trees in the garden of the property and their roots will be growing within the garden. It is important that the roots are not damaged during the construction activity at the property and the following activities do not occur beneath the canopy of

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the trees
• any changes in soil level including storing of soil or excavation,
• the storage of materials,
• parking of vehicles or storage of machinery.
In addition there should be no burning of fires within 10m of the branches of these trees. We therefore we strongly advise you to erect sturdy fencing along the edge of the site to clearly indicating the root protection zone. If damage to the trees occurs as a result of activities on the construction site, particularly if the above guidelines have not be complied with , you may be liable for a fine or prosecution.
If you are in any doubt please contact the Council's Arboricultural Officer Monica Gillespie on 0845 129 7777 ext 2206.

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
2344-7

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.

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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