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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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION FOR LISTED BUILDING CONSENT

PERMISSION

Applicant Miss Diane Clarke
Network Rail
4 Travis Street, 1st Floor, Square One
Manchester
M1 2NY

Application no. HPK/2010/0668

Registered on 23/12/2010

Determined on 16/02/2011

Agent

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

Listed Building consent for the maintenance and repair of the station building, including removal of existing chimney stacks and new replacement chimneys at Buxton Railway Station Station Road Buxton

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. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
4. No works shall commence on site until details of the plaster and render mixes to be used in the locker room have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance

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Andy Ellis – Development Control Manager

with the approved details.
5. Prior to the commencement of development, details of the external appearance of the proposed lighting shall be submitted to and approved in wiritng. Thereafter the development shall proceed strictly in accordance with the approved plans.
6. No works shall commence on site until a sample panel of 1m2 of the areas to be repointed has been prepared for inspection and approved in writing by the Local Planning Authority, Thereafter the works shall commence in accordance with the approved details.
7. Notwithstanding the details show on the approved plans, details of the existing and proposed locker room floor shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed strictly in accordance with the approved details.
8. No works shall commence on site until details of the timber casing to the purlins to confirm the chamfered detail to the edges have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall commence in accordance with the approved details.

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.
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.
4. To protect the historic interest of the buidling and in accordance with Policy BC7 of the HIgh Peak Saved Local Plan Policies 2008.
5. In the interests of the Listed Building and in accordance with Policy BC7 of the High Peak Saved Local Plan POlicies 2008.
6. In the interests of the historic building and in accordance with Policy BC7 of the High Peak Saved Local Plan Policies 2008.
7. In the interests of the historic building and in accordance with Policy BC7 of the High Peak Saved Local Plan Policies 2008.
8. In the interests of the historic building and in accordance with Policy BC7 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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

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Andy Ellis – Development Control Manager

High Peak Local Plan Saved Policies

BC.01
BC.05
BC.07 - BC1 - External Materials
BC5 - Conservation Areas
BC7 - Alterations and Extensions to Listed Buildings

East Midlands Regional Plan March 2009

National Planning Policy

Notes to Applicant

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

1:1250 Location Plan
A001-A01
A004-C02
E001-A01
A003-A01
A007-C02
A008-C03
A009-A01
A010-A01
DP Locker Room Details
DP Platform Edge Lighting
DP Canopy Lighting
DP Schedule of Works
Heritage/Design & Access Statement

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 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

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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