High Peak Borough Council

working for our community

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Landau Properties

Street address: 1C Parkhurst
13 Park Road

Town/City: Buxton
County: Derbyshire
Country: UK
Postcode: SK17 6SG

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Walker

Company name: Ashworth, Jackson and Walker

Street address: 1 Gilmore Street

Town/City: Stockport
County: Cheshire
Country: United Kingdom
Postcode: SK3 8DN

	Country Code	National Number	Extension Number
Telephone number:		0161 477 2616	
Mobile number:		07957 166847	
Fax number:			

Email address: dw@ajwarchitects.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

The extension, re-ordering and refurbishment of a Victorian house, previously extended and converted to 8 flats, to improve existing accommodation and create an additional 5 flats

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 15 Suffix:

House name:

Street address: PARK ROAD

Town/City: BUXTON

County: DERBYSHIRE

Postcode: SK17 6SG

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 405497

Northing: 373563

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Jane Surname: Colley

Reference: PAD/2009/0036

Date (DD/MM/YYYY): 16/09/2009 (Must be pre-application submission)

Details of the pre-application advice received:

On 16 September 2009 Ms Colley wrote to Ashworth, Jackson and Walker (Agents) with her initial comments on preliminary sketch proposals submitted for pre-application discussions on 3 August 2009. General advice given concerning planning policy for the area, the Park Conservation Area, Residential Amenity, Car Parking and Highways and Trees and Landscape features. The principle of extending to the rear of the existig building with a traditionally designed extension was acceptable but the applicant was advised to submit more fully developed plans for further comment.
On 23 February 2010 further and more detailed drawings were submitted for further comment.
On 15 April 2010 Ms Colley responded by email, also enclosing a written response she had received from Ms J Brooks, Conservation Officer, on 6 April. In general both responses were positive and supportive and the applicants were advised to engage in further discussions with Ms Brooks on matters of detail.
On 4 May 2010 David Walker of Ashworth, Jackson and Walker met with Ms Brooks to discuss the contents of her email of 6 April. The meeting was amicable and positive and subject to minor modifications being made to the scheme drawings Ms Brooks felt she would be able to support the application.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

Existing wheelie bin location shown on the drawings.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

As existing

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

External loadbearing walls have projecting tooled ashlar gritstone plinth with chamfered bed joints up to ground floor cill level. Tooled ashlar with flush pointed joints above. Plain and moulded smooth dressed stone string courses, projecting window and door surrounds with hood moulds and other ornamentation to all elevations above. Balustered parapets to bay windows at ground floor level. Simple moulded frieze with projecting cornice above first floor window head level and oversized ashlar parapet with moulded pedimented dormer windows to second floor level.

Description of *proposed* materials and finishes:

Existing stonework to main house to have joints raked out and repointed with hydraulic lime mortar. Joints to be flush pointed with brushed finish. New extension to have projecting tooled ashlar gritstone plinth with chamfered bed joints up to ground floor cill level to match existing. Fine textured through coloured (stone coloured) render from top of plinth up to parapet level. Plain, smooth dressed stone string course and projecting window and door surrounds to all elevations. All stonework to have narrow joints flush pointed with hydraulic lime mortar and brushed finish to match main house. Window openings within render to have projecting stone lintels and cills and rendered reveals. Simple rendered frieze with projecting stone coping above first floor window head level.

Roof - description:

Description of *existing* materials and finishes:

Blue black slate with matching ridge and hip tiles to all roofs. Roof over main house concealed behind stone parapet. Roof over rear extension has projecting eaves with painted timber fascia and soffit boards and exposed ogee gutters. Lead flat roofs over all bay structures.

Description of *proposed* materials and finishes:

Roof over main house to be retained and refurbished. Lead flat roofs also to be retained and refurbished (except for bay to front elevation which is to be removed and replaced by new lead covered flat roof). New extension is to have a pitched mansard roof finished with blue black slate with matching hip and ridge tiles to match the main house. The hidden shallow pitched roof above to be finished with terne coated stainless steel. Dormer windows at second floor level to have shallow pitched lead covered roofs with lead cloaked cheeks.

Windows - description:

Description of *existing* materials and finishes:

All windows constructed from timber with white paint finish. Some top hung imitation sashes and some top or side hung casements but most are simply moulded single glazed vertical sliding sashes.

Description of *proposed* materials and finishes:

Windows to main house to be retained and refurbished wherever possible. Where repair not possible windows to be replaced with new timber sliding sashes to match existing. Existing top or side hung casements to be replaced on a like for like basis if sliding sashes not possible. All new windows to be contructed from timber with white paint finish to match existing. Windows to new extension to be double glazed vertical sliding sashes. All section sizes and profiles to match existing.

Doors - description:

Description of *existing* materials and finishes:

All doors are of framed and panelled timber construction with black or white paint finish. Most have glazed fanlights above. Panels below midrail are generally solid timber with coloured, obscured or clear glazing above. French Windows to front elevation fully glazed.

Description of *proposed* materials and finishes:

Doors to be retained, stripped and refurbished wherever possible. Where this is not possible new doors are to be constructed from timber , glazed and painted to match the existing. Doors to the new extension are to be constructed from timber, fully glazed with double glazed units and painted to match the existing.

Boundary treatments - description:

Description of *existing* materials and finishes:

Site boundaries are defined by a variety of stone walls, timber fences and densely planted hedges.

Description of *proposed* materials and finishes:

Boundaries to be unaffected by the proposed works.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Access from Park Road, in-out drive, hard standing in front of main building, drive to north and hard standing to rear all surfaced in tarmac.

Description of *proposed* materials and finishes:

Existing access from Park Road to remain. In-out drive to front of main building, drive to north and hard standing to rear all to be surfaced in tarmac. Car parking areas to front and north side of main building (beneath canopies of adjacent trees) to be constructed using no dig technology.

Lighting - add description

Description of *existing* materials and finishes:

Security floodlights and decorative task lights located around full perimeter of all buildings. Decorative fittings adjacent to all entrances.

Description of *proposed* materials and finishes:

Majority of existing light positions to be retained but fittings to be replaced by replica period fittings. New period fittings to be installed to permiter of new extension and adjacent to new entrance.

Others - description:

Type of other material: Railings

Description of *existing* materials and finishes:

Railings to front lightwell and stepped ramp to side entrance forged from iron with black paint finish.

Description of *proposed* materials and finishes:

Existing railings to be retained and redecorated. New forged steel railings with black paint finish to be introduced to new front lightwell to match existing. Simply detailed steel railings with black paint finish to be introduced to perimeter of rear extension.

9. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Ashworth, Jackson and Walker drawings:
1120(05)01A - Site location plan
1120(05002A - Site plan as existing
1120(05)03A - Plans as existing
1120(05)04B - Elevations as existing
1120(05)05C - Site plan as proposed
1120(05)06C - Plans as proposed
1120(05)07C - Elevations as proposed
1120(05)08 - Block model image 1 - Front elevation as existing
1120(05)09 - Block model image 1 - Front elevation as proposed
1120(05)10 - Block model image 2 - Side elevation as existing
1120(05)11 - Block model image 2 - Side elevation as proposed
1120(05)12 - Block model image 3 - Rear elevation as existing
1120(05)13 - Block model image 3 - Rear elevation as proposed
1120(05)14 - Block model image 4 - Aerial view from front as existing
1120(05)15 - Block model image 4 - Aerial view from front as proposed
1120(05)16 - Block model image 5 - Aerial view from side as existing
1120(05)17 - Block model image 5 - Aerial view from side as proposed
1120(05)18 - Block model image 6 - Aerial view from rear as existing
1120(05)19 - Block model image 6 - Aerial view from rear as proposed
1120(05)20 - Block model image 7 - Aerial view from side as existing
1120(05)21 - Block model image 7 - Aerial view from side as proposed
1120(05)22 - Survey of windows as existing
1120(05)23 - Survey of windows as proposed
1120(05)24 - Survey of doors as existing
1120(05)25 - Survey of doors as proposed
Design and Access Statement incorporating Heritage Statement, dated January 2011.
An appraisal of trees at 13-15 Park Road, Buxton, dated October 2010.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	11	14	3
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	3	3
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☒

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☒ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Residential. Former Victorian house previously converted to 8 flats.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	8	5			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 13

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	5	3			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 8

Overall Residential Unit Totals

Total proposed residential units	13
Total existing residential units	8

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 00.28 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: David Surname: Walker

Person role: Agent Declaration date: 02/02/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: David Surname: Walker

Person role: Agent Declaration date: 02/02/2011 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 02/02/2011