HIGH PEAK BOROUGH COUNCIL
REC'D - 4 MAR 2011

HPK/2011/0116

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Ms Anne Jordon, Area Planning Officer
Planning Department
High Peak BC
Town Hall
Buxton
Derbyshire, SK17 6EL

28th February 2011

Dear Ms Jordon,

Re proposed change of use of redundant store room and conversion of existing loft space to form additional bedrooms/studios and sauna/gym at Holmstead Farm, Town Lane, Charlesworth, Glossop, SK13 5HA for David Johnson and Samantha Hamilton

Further to my recent telephone conversation, I enclose four copies of my drawings 20//B/01, 2011/B02 showing plans, elevations and sections of building as existing and proposed.

The existing ridge line and roofing materials will be retained and only the external changes will be the insertion of a window on the north facing gable, and three conservation type Velux windows on the west facing elevation Sun Pipe and Velux roof lights on the east facing elevation.

In order to create greater internal volume, the existing floor level in the present garage will be lowered by 450 mm which will involve reduced levels externally, with a gradual fall to the lowered garage door.

I also enclose:

1) Planning Fee for £150.00 payable to High Peak BC and four copies of Householder Forms.
2) Four copies of a Design and Access Statement.
3) Four copies of Site Location plans at 1:500 and 1:1250.

Design and Access Statement

The proposed alteration works have minimal impact on the external appearance and character of the building. The roof form is unaltered and any new windows introduced have no impact on the amenity and privacy of neighbouring properties. There is no impact on the present parking arrangements or vehicular or pedestrian access to the building.

The building is in excellent structural condition and is essentially part of the main house and not subject to any holes in the roof or unsealed openings, which might involve a protected species survey.

I hope this meets with your approval.

Yours sincerely, [redacted]

Peter Young.

Copy to David Johnson and Samantha Hamilton.