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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
EGL Vaughan Ltd
Brook Street
Glossop
SK13 8BG

Agent
Mr K Rowbottom
Glengarth
11 The Meadows
Dove Holes
SK17 8DU

Application no. HPK/2011/0212

Registered on 13/04/2011

Determined on 08/06/2011

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

Existing roof extension on the southern part of the building and new extension to roof.

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. Prior to the commencement of development, details of the colour to be applied to the eastern elevation of the roofing hereby given consent shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented

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Michael Green
Planning Applications Manager

according to the agreed details and retained in perpetuity unless agreed otherwise in writing.

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. To ensure that the developemnt does not detract from the appearance of the building and Conservation Area as required by High Peak saved Local Plan Policies BC5, GD4, EMP6,TC1 and GD3

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 subject to planning conditions does not harm the appearance of the building and conservation area, residential amenity nor highway safety.

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
EMP6 - Industry and business within the built-up area boundaries and homeworking
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design

East Midlands Regional Plan March 2009

National Planning Policy

PPS1 Sustainability and Climate Change

PPS5 Planning for the Historic Environment

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Planning Applications Manager

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
0411/1/1
0411/1/2
0411/1/3/R
0411/1/4
0411/1/5
0411/1/6/R
0411/1/7
0411/1/8

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.

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.

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Planning Applications Manager

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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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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