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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

FULL PLANNING APPLICATION

PERMISSION

Applicant
Peveril Securities Ltd
C/o Agent

Agent
RED Property Services
The Edge Business Centre
Clowes Street
Manchester
M3 5NA

Application no. HPK/2011/0078

Registered on 24/02/2011

Determined on 20/06/2011

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

Alterations to use the Gate House for A3/A5 Use, at The Gate House Victoria Street 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 development hereby approved shall not be carried out otherwise than in complete accordance with the revised plans and specifications shown on revised drawing no. P2952-2310 Rev D and Revised Elevations and Floor Plans received by the local planning authority on 11th May 2011.

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Michael Green
Planning Applications Manager

3. All inlet and extract ventilation systems shall be fitted with effective silencers in accordance with an acoustic specification to be agreed in writing with the Local Planning Authority. The approved silencers shall be installed prior to commencement of the use of the development and maintained thereafter.

4. The extraction system serving the cooking equipment shall incorporate antivibration mounts and flexible couplings to prevent structure-borne noise.

5. No development shall commence until samples of the materials including the details of the colours to be used in the construction and finish of the external surfaces of the approved 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.

6. All works of external repair, restoration and replacement are to exactly match the original features, unless otherwise agreed with the Local Planning Authority in writing. For the avoidance of doubt all existing doors and window frames must be retained and unaltered.

7. Before the development hereby permitted first commences full details of all new glazing to existing windows shall be submitted to and approved in writing with the Local Planning Authority. The glazing shall be carried out in full accordance with the approved details.

8. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with the application drawings for the parking of customers, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

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. For the avoidance of doubt.

3. In the interests of amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

4. In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

5. 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.

6. 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.

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7. 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.

8. To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy TR5 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 will provide a new use for this historic building and enhance this part of the Norfolk Square 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
BC7 - Alterations and Extensions to Listed Buildings
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC9 - The Evening Economy Pubs, Clubs and takeaways
TC11 - Regeneration Areas in Glossop

National Planning Policy

PPS5 Planning and the Historic Environment

Notes to Applicant

1. The applicants are reminded that this permission relates to full planning permission only and that no works can take place to the fabric of the building until they have also received the requisite Listed Building Consent.

2. The applicants attention is drawn to the signage zones which are shown on the approved elevations which give an indication of appropriate locations for advertisements relating to the development. Any signage will require also require listed building consent.

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Michael Green
Planning Applications Manager

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

P2952-2000
P2952-2110
P2952-2310 Rev D
P2952-2002
110511 Revised Elevation and Floor Plan.

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.

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