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  Ms Rekha Patel
Hannover Cottage
Simmondley Village
Glossop
SK13 6LS
Agent Ph Architecture
7 Larkwood Close
Carrbrook
Stalybridge
SK15 3NL

Application no.  HPK/2011/0242
Registered on  25/05/2011
Determined on 13/07/2011

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

Listed Building Consent for alterations including: removal of studwork wall to kitchen, removal of ceilings to first floor level and replacement ceiling at higher level, replacement windows and removal of thack stones to roof, installation of satellite dish and velux windows. at 81 Hannover Cottage Simmondley Village Glossop

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. Within 3 months of the date of this consent the finish and colour of all external windows proposed shall be painted in accordance with details to be submitted to

Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400  Fax 01457 860290  Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk  Website www.highpeak.gov.uk
and approved in writing by the Local Planning Authority, unless the timescale is otherwise agreed in writing. The windows shall be carried out in accordance with the approved details and maintained thereafter.

3. Within 3 months of the date of this consent details shall be submitted to and approved in writing by the Local Planning Authority showing the specification, design and colour of the flue and external extraction fan shown on plan 007A. The approved flue and external extraction fan shall be installed in accordance with these details and maintained thereafter.

4. There shall be no other external alterations or openings to the building including no new plumbing, pipes, soil stacks, flues, vents or ductwork that may be fixed on the external faces of the building other than those shown on the approved drawings or otherwise first approved in writing by the Local Planning Authority.

5. All plastering / rendering shall be carried out in accordance with the specification accompanying the application and approved under this consent known as the "General Specification for Plastering/Rendering with a Haired Lime Mortar" any variation from the approved details shall be submitted in writing to the Local Planning Authority prior to the commencement of any plastering / rendering works.

6. Prior to the alteration or restoration of any lintels drawings / a detailed method statement shall be submitted to the Local Planning Authority to be approved in writing. The works shall be carried out in accordance with these 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.


3. For the avoidance of doubt and 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.

4. To define the permission for the avoidance of doubt.

5. 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.

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 that represents acceptable works to the Heritage Asset and is not detrimental to the character of the Listed Building.

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
BC8 - Settings of Listed Buildings
GD4 - Character Form and Design
GD5 - Amenity

National Planning Policy
PPS5 Planning for the Historic Environment

Notes to Applicant
(1) The applicant is advised that they should contact the Conservation Officer if they require assistance over the specification of painting in regards to the plastering / rendering process.

(2) This consent relates to the Listed Building Alterations and does not permit any the erection of a satellite dish or antenna or associated equipment that may require separate planning permission under the Town and Country Planning (General Permitted Development) Order as amended.

(3) All works agreed on this consent shall be carried out in accordance with the approved details. Any deviation from this may result in the Council taking Enforcement Action.

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

Location Plan
011/QC2/001
002
003
004A
005A
006
007A

Michael Green
Planning Applications Manager
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 Council’s 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 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.