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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

APPLICATION FOR LISTED BUILDING CONSENT

PERMISSION

Applicant
Peveril Securities Ltd
C/o Agent

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

Application no. HPK/2011/0079

Registered on 24/02/2011

Determined on 02/08/2011

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

Listed Building Consent for alterations to use of 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. 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. No development shall commence until samples of the materials to be used in the construction 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.

3. All works of external repair, restoration and replacement are to exactly match the

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Michael Green
Planning Applications Manager

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.

4. 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.

5. No works shall take place on site until details of all windows, including glazing bar details at 1:2, together with details of the door joinery and sections of proposed jointing of cladding panels and louvered doors, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

6. This listed building consent does not grant or imply consent for any of the signage shown on the approved drawings.

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.

2. 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.

3. 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 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.

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.

6. For the avoidance of doubt.

Summary of reasons for granting permission

The decision to grant listed building consent has been taken because the Council considers that the application has put forward a proposal which will provide a viable use for this listed building whilst preserving its original architectural character and historic merit.

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Planning Applications Manager

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

BC5 - Conservation Areas
BC10 - Archaeological and Other Heritage Features
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD3 - Improvement Corridors
H5 - Housing within the Built up Area Boundaries
TC1 - Town Centres
TC2 - Town Centre Environment
TC11 - Regeneration Areas in Glossop
TC12 - Prime retail Frontage
TC13 - Torr Vale Mill Regeneration Area
TC14 - Regeneration area at Hogs yard, Whaley Bridge
TC15 - Regeneration areas in Buxton

National Planning Policy
PPS5 Planning and the Historic Environment

Notes to Applicant

None

Plans

The plans to which this Notice refers are listed below:

2952 2310 Rev D
2952-2000
2952-2110
2952-2002
Sections/Layout.

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 Councils 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

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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