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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 Mrs Janet Chadwick
20B Market Street
New Mills
SK22 4AE

Agent A Dearden
4 Kinder View
New Mills
SK22 4DB

Application no. HPK/2011/0310

Registered on 09/06/2011

Determined on 24/08/2011

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

New french windows in gable end at 20b The Cottage Market Street New Mills

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. For the avoidance of doubt the windows shall be constructed in timber and shall be painted in either white or in a colour to be submitted to and approved in writing by the Local Planning Authority prior to instalation of the window.

3. The boundary structure shown on the floor plan drawing 02 and lying between No 20b and No 24A and B shall be increased in height to measure no less than 2m in height as

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Michael Green
Planning Applications Manager

measured from ground level.

4. Notwithstanding the approved drawings, prior to the commencement of development the proposed materials for the construction of the stairs and barrier shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as agreed in perpetuity.

5. Prior to the commencement of development full drawings of a scale of 1:20 showing the proposed railings shall be submitted to and approved in writing by the Local Planning Authorityand shall be implemented and retained as agreed.

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 proposed development does not harm the appearance of the Conservation Area as required by High Peak Local Plan saved policies BC1, GD4 and BC5.

3. To prevent an unacceptable loss of privacy to the rear gardens of No 24A and B Market Street as required by High Peak Saved policies GD5 and H14.

4. To ensure that the proposal does not harm the appearance of the Conservation Area as required by High Peak saved Local Plan Policies BC1, BC5 and GD4.

5. To prevent harm to the appearance of the Conservation Area as erquired by High Peak saved Local Plan Policies BE5, GD4 and BC1

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 condition does not harm the appearance of the conservation area, nor the residential amenities of neighbouring properties.

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
BC6 - Demolition in Conservation Areas

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GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design

East Midlands Regional Plan March 2009

National Planning Policy

PPS1 Sustainable Development and Climate Change

PPS5 Planning for the Historic Environment

Notes to Applicant

Informative Note for all Householder Developments in Coal Mining Development Referral Areas.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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

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Michael Green
Planning Applications Manager

01
02

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