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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

REFUSAL

Applicant Mr John Barnes
Estate Office Ringstones Works
Bridgemont
Whaley Bridge
SK23 7PD

Application no. HPK/2011/0385

Registered on 22/08/2011

Determined on 21/10/2011

Agent

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

Retention of 2 No uPVC windows to front elevation at 3 Hurst Lea Road New Mills

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. The upvc windows are chunky in section and the frames have a very stark and manufactured appearance which looses the subtlety and individuality of the timber frames which have been replaced. The upvc windows do not enhance the character or appearance of the Conservation Area and are thus contrary to advice set out in PPS5, Planning and the Historic Environment and Policies GD4, BC1 and BC5 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas

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Michael Green
Planning Applications Manager

GD4 - Character Form and Design
Planning Guidance

Plans

The plans to which this Notice refers are listed below:

Location Plan

photos

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Michael Green
Planning Applications Manager