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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 Mrs Susan Howarth
81 Green Lane
Buxton
SK17 9DJ

Agent Trevor Gilman Designs Ltd
73 Windsor Road
Buxton
SK17 7NR

Application no. HPK/2011/0383

Registered on 30/08/2011

Determined on 25/10/2011

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

Replacement of front windows at 81 Green Lane, Buxton

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

Reasons

1. The use of Upvc windows, due to the design and use of materials fails to reflect the original architectural detailing of the building. As such the retention of the windows would fail to enhance the character and appearance of the Buxton College Conservation Area, contrary to policies BC1and BC5 of the High Peak Saved Local Plan Policies 2008, guidance contained within the adopted Buxton Conservation Areas Character Appraisal, April 2007 and Planning Policy Statement 5: Planning for the Historic Environment.

Policies relevant to this decision

BC1 - External Materials

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Michael Green
Planning Applications Manager

BC5 - Conservation Areas

GD2 - Built up area boundaries

GD4 - Character Form and Design

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

Location Plans
Howarth01

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Michael Green
Planning Applications Manager