Clovelly
11, Auburn Avenue
Gee Cross
Hyde
Cheshire
SK14 5HS
Tel. 0161.368.7010

26th October 2011

High Peak Borough Council
Planning & Development Dept.
Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

F.A.O. Mr P. Nichol

Dear Mr Nichol,

As a follow on from our telecom of today's date (26th) please find attached, together with the £170.00 fee, a completed application for the Removal/ Reversal of condition 3 on the original approval HPK/2002/0555.

During a telecom between Mrs Rogersons partner Mr I Craggs and Anne Jordan two points that may raise issues were garden area to the cottage and car parking.

Regarding the former, I have shown Garden to be made available to the rear of the property edged red, and it is existing for the occupants use, but not to the front. If this becomes an obstacle in your consideration Mrs Rogerson would be amenable to fencing an area to the front to the boundary and to the full width of the house, but only if absolutely necessary.

Regarding car parking, there is already allocated parking for 2 cars, this is available and would remain so as part of any approval.

I trust you will have sufficient information in the enclosed completed application but should you require anything further then I will, of course, be more than happy to furnish it on request.

Yours sincerely,

Rex Charlton MCIOB MRICS MBEng

HIGH PEAK
BOROUGH COUNCIL
31 OCT 2011
GLOSSOP
RECEPTION

SCANNED
31 OCT 2011
31 OCT 2011
Paid £170.00

High Peak Borough Council

working for our community

My Ref PN/AUG/11/32/08

19th September 2011

Mr I Craggs
17 Oldhams Rise
Macclesfield
Cheshire
SK10 2HG

Dear Mr Craggs

TOWN AND COUNTRY PLANNING ACTS – Use of nanny/au-pair accommodation in relation to planning application HPK/2002/0555, at Heath Farm, The Heath, Glossop.

Following our telephone conversation I can confirm that the letting of the above accommodation now known as Heath Farm Lodge is conditioned by the planning permission for its creation reference HPK/2002/0555. Condition 3 of this planning permission states:

> The development hereby approved shall not be sold, let or otherwise disposed of separately from the main dwelling known as Heath Farm.

Currently Heath Farm Lodge is being let, but as the main property is empty there is no breach of the planning regulations. However when you return to the property as is your intention in October, this will mean that you are in breach of planning permission and potentially subject to a legal breach of condition notice which would require the tenants of Heath Farm Lodge to quit.

In order to remedy the situation you can submit an application to vary the condition on the above planning permission. I have spoken with a principal planner who has indicated that to give you a meaningful assessment of such an application, a site visit would be required and this would entail a £250 fee for pre-application advice. Bearing in mind the cost of this it is her suggestion that it would be more appropriate to just go ahead with an application, which if unsuccessful can be resubmitted free of charge, appealed or both.

Please ensure that within 28 days of your return to the property Heath Farm that an application is made to vary the condition, as if both your tenants and yourselves remain at the properties a breach of condition is occurring that could lead to a formal notice. Should your tenants quit this would of course remedy the breach itself. (Please note that an application changing the use of Heath Farm lodge to a holiday let would not remedy the situation with regard to your current tenants)

Planning application forms are available on line at www.highpeak.gov.uk or may be made on line at www.planningportal.gov.uk . I should point out permission may or may not be granted, and if you wish to discuss an application you can contact Anne Jordan, Principal Planner on 0845 129 7777 ext 3714.

Yours sincerely,

Philip Nichol
Compliance & Monitoring Officer
When calling please ask for Mr P. Nichol on 0845 129 7777 ext.3719

Town Hall Market Place Buxton Derbyshire SK17 6EL
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Text No. 078 0000 2262

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995

FULL PLANNING APPLICATION

PERMISSION

Applicant Mrs S A Rogerson (Turner)
Heath Farm, The Heath
Glossop SK13 7QF

Agent Clifford Hall
8 Matley Park Lane
Stalybridge
SK15 2TL

Application no. **HPK/2002/0555**

Registered on **08/07/2002**

Determined on **14/08/2002**

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

TWO STOREY EXTENSION ON SIDE OF HOUSE TO PROVIDE SEPARATE ACCOMMODATION FOR NANNY/AU- PAIR at Heath Farm The Heath Glossop

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 five years from the date of this permission unless some other specific period had been indicated in other conditions given.
2. The materials of external construction shall be render to the walls and natural stone slate to the roof, to match those of the existing dwelling.
3. The development hereby approved shall not be sold, let or otherwise disposed of separately from the main dwelling known as Heath Farm.

Reasons

1. The timelimit 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.
2. In the interests of visual amenity.
3. The development would be inappropriate as an independent dwelling.

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G J Roscoe
Head of Regeneration.

High Peak Borough Council Policy and Regeneration, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel: 01457 851600 Fax: 01457 860290 E-mail: Developmentcontrol@highpeak.gov.uk