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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 CONSERVATION AREA CONSENT

# PERMISSION

Applicant Mr Ray Chapman
Blue Anchor Leisure
Robin Hood Park South Road
Chapel St Leonards
Skegness
PE24 5TR

Agent Paul Searle Architect
Millington House 12
Leek Road
Congleton
CW12 3HU

Application no. HPK/2011/0579

Registered on 19/10/2011

Determined on 13/12/2011

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High Peak Borough Council hereby **PERMIT** this application for **CONSERVATION AREA CONSENT** for

**Conservation Area Consent for demolition of the former Liberal Club. at The Front Waterswallows Road Fairfield Buxton**

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

**Conditions**

1. This Conservation Area 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. All materials obtained from the demolition shall be permanently removed from the site within 28 days of demolition being commenced.

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

3. The demolition hereby approved shall not be commenced until written evidence demonstrating letting of contracts for the re-development of the site in accordance with the approved scheme has been submitted to and agreed in writing with the local planning authority.

**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 the visual amenity of the conservation Area and in accordance with Policy BC6 of the High Peak Saved Local Plan Policies 2008.

3. 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.

**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 to replace a building which is not considered to enhance the character and appearance of the Fairfield Conservation Area.

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 Plans Saved Policies**

BC6 - Demolition in Conservation Areas

**Plans**

The plans to which this permission refers are listed below:

Location Plan
1101/02C
1101/04E
1101/06E
1101/07B

…….
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1101/08B
1101/09A
1101/10A
1101/11A

**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 74 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 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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Planning Applications Manager

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