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High Peak Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION FOR LISTED BUILDING CONSENT

PERMISSION

Applicant Mr David Ebbrell
M7 Developments
Kings Scholars House
230 Vauxhall Brige Road
London
SW1V 1AU

Agent IS Group
1 Enterprise House
Aber Park Industrial Estate
Flint
CH6 5EX

Application no. HPK/2011/0588

Registered on 25/10/2011

Determined on 15/12/2011

High Peak Borough Council hereby **PERMIT** this application for **LISTED BUILDING CONSENT** for

Listed Building Consent for proposed new signage at Cavendish Arcade, The Crescent, Buxton

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

Conditions

1. This Listed Building 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. Prior to the installation of the signs 10 and 11 hereby approved, the existing canopies and supporting wires above the entrances (shown as existing signs 2 and 5 on the submitted photomontages) on The Crescent shall be removed in their entirety.

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Michael Green
Planning Applications Manager

3. Prior to the installation of sign 3 hereby approved, the existing spots lights currently illuminating the existing projecting sign on The Quadrant (shown as existing sign 7 on the photomontages) shall be removed in their entirety.
4. Prior to the installation of the signs 1 and 2 hereby approved, the existing spots lights current illuminating the existing banners (shown as existing sign 1 and 6 on the photomontages) on The Crescent shall be removed in their entirety.
5. The colour of the brackets supporting signs 1 and 2 shall painted in a colour to match the approved signs, unless otherwise agreed in writing by 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 historic fabric of the Listed Building and in accordance with Policy BC7 of the High Peak Saved Local Plan Polices 2008
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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 would enhance the historic character and form of the Listed Building.

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
BC7 - Alterations and Extensions to Listed Buildings

National Planning Policy

Planning Policy Statement 5: Planning and the Historic Environment

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Michael Green
Planning Applications Manager

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
1
2

Photomontages showing existing and proposed signs

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 16 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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Michael Green
Planning Applications Manager