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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 Jeremy Middleton
Corbar Hall Corbar Road
Buxton
SK17 6TF

Agent Mr T Middleton
12 Kents Bank Road
Buxton
SK17 9HJ

Application no. HPK/2011/0606

Registered on 31/10/2011

Determined on 21/12/2011

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

Application to extend time limit for implementation of Listed Building consent HPK/2008/0588 for refurbishment of building to include rear kitchen extension, internal alterations and installation of new memorial cross to from garden. at 39 Market Street Whaley Bridge

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. The materials of external construction shall match those used on the existing building in their colour, form and texture, unless otherwise agreed in writing with the Local Planning Authority.

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Michael Green
Planning Applications Manager

3. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

4. All new pointing shall be carried out in accordance with the booklet "The Re-pointing of Stone" a copy of which is attached to this decision notice. The use of strap pointing shall be avoided.

5. Before development commences, full details of all areas of render to be repaired shall be submitted to the local planning authority. The works of repair shall not take place until details of the method for its repair, including render mix and finish has been submitted to and agreed in writing with the local planning authority. The repair shall be carried out in full accordance with the approved details.

6. Notwithstanding the details submitted in the supporting arctitectural statement and conservation plan, no works shall take place on site until a schedule including details of all windows to be retained, repaired or replaced has been submitted to and agreed in writing with the local planning authority.

7. Notwithstanding the details submitted in the supporting architectural statement and conservation plan, no works shall take place on site until joinery details of all windows (i.e those to be repaired or replaced), including glazing bar details at 1:2, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

8. No window or door frame shall be recessed less than 100mm from the external face into which it is set.

9. Before development commences full details, including the height of any flue or extract ventillation system serving cooking equipment shall be submitted to and approved by the local planning authority. The approved flue and/or extract system shall be installed prior to commencement of use.

10. Notwithstanding the details submitted in the supporting architectural statement and conservation plan, no development shall commence until full details, including samples, profiles and finishes of the materials of construction for the new atria roof and vertical rainscreen, have been submitted to and agreed in writing with the local planning authority. Tthe development shall be carried in full accordance with the approved details.

11. Before any work on the stone escape staircase commences a sample panel of stonework and step construction shall be made available for inspection by the Local Planning Authority. Any such panel that receives the written approval of the Local Planning Authority shall form the basis of works to the staircase.

12. All external timber, render, handrails, railings shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be therafter so maintained.

13. Before development commences full details, including samples of stonework and copings of all boundary walls, handrails, railings and any other means of enclosure shall

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be submitted to and approved in writing by the local planning authority. These works shall be constructed and maintained thereafter in full accordance with the approved details.

14. No development shall take place within the site until the developer has secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation (WSI) submitted by the applicant and approved in writing by the Local Planning Authority. This scheme shall include on-site work such as analysis, publication, and archiving of results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the local planning authority.

15. a) No works to the interior of the building shall take place until a schedule of all historic features which indicates those to be removed, retained, replaced or repaired has been submitted to and approved in writing by the local planning authority.

    b) No works to remove, replace or repair any of the features listed in the schedule, shall take place until such time as full details for their replacement or repair 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 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.
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.
4. 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.
5. In order that the character and appearance of the building shall be retained, 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.
6. In order that the character and appearance of the building shall be retained, 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.
7. In order that the character and appearance of the building shall be retained, 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.
8. 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.

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9. In the interests of visual and residential 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.
10. To maintain the character of the building and to ensure the satisfactory visual relationship of the new development to the existing, 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.
11. In order that the character and appearance of the building shall be retained, 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.
12. In order that the character and appearance of the building shall be retained, 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.
13. In order that the character and appearance of the building shall be retained, 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.
14. In order to protect the archaeological interests of the site, in accordance with Policy BC10 of the High Peak Saved Local Plan Policies 2008.
15. In order that the character and appearance of the building shall be retained, 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.

Notes to Applicant

None

Plans

The plans to which this permission refers are listed below:

08116/L/099-Location Plan
Supporting Architectural Statement and Conservation Plan.

Summary of reasons for granting permission

The decision to grant listed building consent has been taken because the Council considers that the application has put forward a proposal which will preserve the special architectural merits and historic interest of this Grade 11 listed building.

The decision to grant listed building consent 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.

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Michael Green
Planning Applications Manager

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC.07 - BC7 - Alterations and Extensions to Listed Buildings

National Planning Policy

PPS5 Planning and the Historic Environment

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

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