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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 Mr Tim Parsons
23 Glossop Road
Charlesworth
Glossop
SK13 5HB

Application no. HPK/2011/0567

Registered on 11/11/2011

Determined on 23/12/2011

Agent John McCall Architects
The Old Co-op Building Market Street
Hayfield
SK22 2JE

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

**Barn conversion to form single residential dwelling. at Land Adjacent to 40 Glossop Road Charlesworth Glossop**

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

**Reasons**

1. The proposed development, by reason of it's scale, form and external appearance would be detrimental to the special character of the Charleswirth Conservation Area, contray to POlicy BC5 of the Adopted High Peak Local Plan Saved Policies.

2. The proposed development would have an adverse impact on the open character of a vulnerable part of the open countryside, contrary to Policy OC1of the Adopted High Peak Local Plan, Saved Policies.

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Michael Green
Planning Applications Manager

**Policies relevant to this decision**

BC5 - Conservation Areas
Archaeological and Other Heritage Features
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

PPS15 – Planning and the Historic Environment

**Plans**

The plans to which this Notice refers are listed below:

Location Plan P-001
P-002
P-003
P-004D
P-005D
P-006D
P-007C
6132/01

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Michael Green
Planning Applications Manager