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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
Network Rail Infrastructure Ltd
90 York Way
London
N1 9AG

Agent
Network Rail
Network Rail Infrastructure Ltd
Square One
4 Travis Street
Manchester
M1 2NY

Application no. HPK/2011/0518

Registered on 17/10/2011

Determined on 10/01/2012

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

Listed Building Consent for repair and maintenance works to Glossop railway station at Glossop Railway Station Norfolk Street, Glossop

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. All works of external repair, restoration and replacement are to exactly match the original features, unless otherwise agreed with the Local Planning Authority in writing.

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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. Before development commences a sample area of repointing shall be agreed by the Local Planning Authority, together with the mortar mix. All new pointing shall be carried out in accordance with the approved mix and to match the agreed sample area.

5. Notwithstanding the details submitted prior to development commencing the extent of the proposed lead work and proposed lead alternative details shall be agreed in writing with the Local Planning Authority. These works shall be carried out in complete accordance with the approved details.

6. No works shall take place on site until details of replacement sash window, including glazing bar details at 1:2, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

7. Before development commences full details, including dimensions/sections of the proposed rooflights shall be submitted to and approved in writing with the Local Planning Authority. The works shall be carried out in complete accordance with the approved details.

8. Notwithstanding the details submitted full details of the proposed lighting shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of development. The lighting shall be installed in complete accordance with the approved details.

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.

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6. 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
7. To protect the character and appearance of the existing building, 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. For the avoidance of doubt.

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 protects the special architectural merit and historic interest of this 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.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC7 - Alterations and Extensions to Listed Buildings

National Planning Policy
PPS5 Planning and the Historic Environment.

Notes to Applicant

None

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

Location Plan
Head Detail 7
Eaves Detail 8
Verge Detail 9
Ligthing Supports/Lighting Details
A001 C01
A004 C02
A006 C01
A007 C02
A003 C01
A002 C01
A005 C02

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Planning Applications Manager

E001 C01
E002 C01

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