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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 Martin Stringer
Madison Commercial
optimum House Clippers Quay
Manchester
M50 3XP

Agent Form Architects Ltd
Beech House
Croft
Warrington
WA3 7DH

Application no. HPK/2012/0014

Registered on 09/01/2012

Determined on 05/03/2012

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

Change of Use to A2 at 7 High Street West Glossop

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

Reasons

1. The proposed use if allowed would result in a conflict with the original design intention of the shopfont and would be to the detriment of the architectural and historic character of the listed building. The proposal is considered to be contrary to policies BC7 and BC8 of the High Peak Saved Local Plan and contrary to the principles and policies set out within National Planning Policy Statment PPS5, Planning for the Historic Environment.
2. The proposed use to A2 if allowed would lead to a concentration of non retail uses and impact upon the vibrancy and retail quality of this important element of the town centre

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Michael Green
Planning Applications Manager

and retail core, thus being contrary to policy TC1 and TC12 of the High Peak Saved Local.

Policies relevant to this decision

BC2 - Shop Fronts
BC5 - Conservation Areas
BC7 - Alterations and Extensions to Listed Buildings
BC8 - Settings of Listed Buildings
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TC6 - Retention of Local Centres and Village Shops
TC12 - Prime retail Frontage

Plans

The plans to which this Notice refers are listed below:

Location Plan
01

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Michael Green
Planning Applications Manager