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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	Ms Hermione Young 15a Kinder Road Hayfield SK22 2HJ	Application no.	HPK/2012/0005
		Registered on	18/01/2012
Agent	S J Design Ltd The Old Co-op Building Church Street Hayfield SK22 2JE	Determined on	07/03/2012

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

Proposed New Stone Boundary Wall and Wooden Access Gate at 15a Kinder Road Hayfield

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

Reasons

1. This proposal would harm the setting of the Listed Building and appearance of the Conservation Area contrary to High Peak saved Local Plan policies BC5, BC8, and GD4 through the enclosing the front yard by an imperforate structure. This form of enclosure would obscure views of the listed building from the street and detract from the sense of spaciousness within this otherwise narrow area of street.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas

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Michael Green
Planning Applications Manager

BC7 - Alterations and Extensions to Listed Buildings
BC8 - Settings of Listed Buildings
BC10 - Archaeological and Other Heritage Features
GD4 - Character Form and Design
GD5 - Amenity
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
Location
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Michael Green
Planning Applications Manager

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