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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 Professor Terry Callaghan
Rose Grove Woodseats Lane
Charlesworth
Glossop
SK13 5DT

Application no. HPK/2012/0043

Registered on 20/01/2012

Determined on 14/03/2012

Agent Dickman Associates Ltd
PO Box 97
Bolton
BL1 9PT

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

Listed building consent for proposed Removal of Conservatory and Front Canopy & Replace with a Front Porch area, Conservatory, Replacment and new Dormer Windows, First Floor Bedroom and WC. at Rosegrove Woodseats Lane Charlesworth

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

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.

2. 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

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Michael Green
Planning Applications Manager

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.

3. The development hereby approved shall not be carried out otherwise than in complete accordance with the revised plans and specifications shown on drawing nos 1023.01, 1023.02, 1023.03, 1023.04, 1023.05, 1023.06, 1023.07A, 1023.08B, 1023.09, 1023.10C, 1023.11C, 1023.12A, 1023.13, and 1023.14.

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. The mortar mix to be used shall be 6 parts sand, 1 part cement, 1 part lime.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

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. For the avoidance of doubt.
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.

Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal which preserves and enhances the character and appearance of the Listed Building to which it relates.

The decision to grant planning permission 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

GD3 - Improvement Corridors
GD4 - Character Form and Design
H13 - Replacement Dwellings in the Countryside
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development

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OC4 - Landscape Character and Design
TR5 - Access, parking and design

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

Location Plan
1023.01
1023.02
1023.03
1023.04
1023.05
1023.06
1023.07A
1023.08 B
1023.09
1023.10 C
1023.11 C
1023.12 A
1023.13
1023.14

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:

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Planning Applications Manager

(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

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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