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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 Lisa Jude
Sycamore Developments
IOMA House Hope Street
Douglas
IM1 1AP

Agent IG Land & Planning
1 `Thornton Close
Crick
NN6 7GE

Application no. HPK/2012/0064

Registered on 06/02/2012

Determined on 16/03/2012

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

Proposed demolition of existing dwelling and garage. Erection of 2 storey building with 2 storey wings comprising 6 Apartments, associated car parking, landscaping & ancillary works. at 33 St Johns Road Buxton

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

Reasons

1. The proposed development, by reason of its scale and external appearance, will be harmful to the character and appearance of the Conservation Area and setting of the adjacent grade II* Registered park, contrary to Policy BC5 of the adopted High Peak Local Plan 2008 and advice contained within PPS5 Planning for the Historic Environment.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC5 - Conservation Areas
BC6 Demolition in Conservation Areas
BC11 Historic Parks and Gardens
H1 Principles of Housing provision
H5 Housing within the Built Up Area
H11 Layout and Design of Residential Development
TR5 Access Parking and Design
GD4 Character Form and design
GD5 Amenity

PPS3 Housing
PPS5 Planning for the Historic Environment

Plans

The plans to which this Notice refers are listed below:

Location Plan DF17_05
Block Plan DF17_01
T183 PL 02
T183 PL 03
T183 PL 04
T183 PL 05

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Michael Green
Planning Applications Manager