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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

FULL PLANNING APPLICATION

REFUSAL

Applicant Mr Robert Eker
3 Edbrooke Road
London
W9 2DE

Agent A C Marland
1 Oakcroft
Stalybridge
SK15 2UQ

Application no. HPK/2012/0041

Registered on 09/02/2012

Determined on 29/03/2012

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

Demolition of existing warehouse and construction of new 2 storey house at 2a Quadrant Mews 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 form, scale, siting, and detailed design will result in material harm to the Grade II Listed Building and its setting contrary to Policies BC7 and BC8 of the Adopted High Peak High Peak Local Plan 2008 and advice contained within the National Planning Policy Framework March 2012.

2. The proposed development, by reason of its form, siting, scale and detailed design will result in material harm to the character and appearance of the Conservation Area, contrary to Policy BC5 of the adopted High Peak Local Plan 2008 and advice contained within the National Planning Policy Framework 2012.

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Michael Green
Planning Applications Manager

3. The proposed development would suffer from inadequate levels of privacy and general amenity as a result of overlooking, contrary to Policy GD5 of the Adopted High Peak Local Plan 2008.

Policies relevant to this decision

BC5 - Conservation Areas
BC6 Demolition in Conservation Areas
BC7 Alterations and Extensions to Listed buildings
BC8 Settings of Listed Buildings
BC9 Demolition of Listed Buildings
BC10 Archaeological and Other Heritage Features
GD2 - Built up area boundaries
H5 - Housing within the Built up Area Boundaries
H11 Layout and Design of Residential Development
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 Access Parking and Design

Plans

The plans to which this Notice refers are listed below:

2296.1

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Michael Green
Planning Applications Manager