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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

PERMISSION

Applicant Mr Shahzad Ahmed
Executive Coffee
356 Wilbraham Road
Chorlton
Manchester
M21 0UX

Agent

Application no. HPK/2011/0664

Registered on 06/03/2012

Determined on 01/05/2012

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

Proposed Installation of 2 Awnings Approx. 5m in Length extending by 2m. at THE OLD CO-OP BUILDING NORFOLK SQUARE GLOSSOP

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. Notwithstanding the details shown on the approved drawing this permission does not grant or imply consent for the awning which would project over High Street West.

3. The awnings, their brackets and housing hereby permitted shall be finished in a dark red colour to match exactly the colour of the existing shop front.

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Michael Green
Planning Applications Manager

4. Before development commences full details which shall identify the exact location of the awning and its housing within the existng shop fascia shall be submitted to and agreed in writing with the local planning authority. The awning shall be erected in full accordance with the approved details.

5. The awnings on Norfolk Square shall be secured in a safe condition and there shall be a minimum height clearance of 2.6m from the adjacent public footway to any part of the awning.

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. For the avoidance of doubt and in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

3. In order that the character and appearance of the building shall be retained, 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.

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5. In the interests of highway safety, in accordance with Policy TR5 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 will protect the character and appearance of Norfolk Square Conservation Area without prejudicing interests of amenity or highway safety.

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

BC2 - Shop Fronts
BC5 - Conservation Areas
GD4 - Character Form and Design

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Michael Green
Planning Applications Manager

TC1 - Town Centres
TC2 - Town Centre Environment

National Planning Policy Framework

Notes to Applicant

The applicant shall apply to Derbyshire County Council as relevant Highway Authority for a licence under Section 178 of the Highway Act for the awnings which project out on Norfolk Square.

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
21005/03
21005/05
Additional Information - Example
Blind Fixing Details

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 57 of the Town and Country Planning 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.

Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

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.

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Michael Green
Planning Applications Manager

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:
(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