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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

APPLICATION FOR CONSERVATION AREA CONSENT

PERMISSION

Applicant
Sella Properties Ltd
Market Street
Whaley Bridge
SK23 7AA

Agent
Silson Planning Service
4
St James Terrace
Buxton
SK17 6HS

Application no. HPK/2012/0175

Registered on 14/03/2012

Determined on 12/06/2012

High Peak Borough Council hereby **PERMIT** this application for **CONSERVATION AREA CONSENT** for

Application to Replace Extant Planning Permission HPK/2009/0288 for Conservation Area Consent for demolition of two areas to allow construction of five further dwellings. at Brooklyn Place Fairfield Road Buxton

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

Conditions

1. This Conservation Area Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the Consent is granted.
2. No demolition work shall be undertaken until planning permission has been granted for the redevelopment of the site and a contract of works in accordance with that permission has been drawn up.

……
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

Reasons

1. The time limit condition is imposed in order to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. In order that the character and appearance of the Conservation Area shall be retained, in accordance with Policy BC6 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this Decision

High Peak Local Plan 2008

BC5 - Conservation Areas

BC6- Demolition in Conservation Area

GD2 - Built up area boundaries

GD3 - Improvement Corridors

National Planning Policy Framework

Notes to Applicant

Plans

The plans to which this permission refers are listed below:

01A
02A
03A
04
05
06

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.

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 74 of the Planning (Listed Building and Conservation Areas) Act 1990.

…….
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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:
(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

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