www.highpeak.gov.uk

**High Peak Borough Council**

*working for our community*

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENT)(ENGLAND) REGULATIONS 2007

ADVERTISEMENT CONSENT

# PERMISSION

Applicant Mr Paul Lomas
Lomas & Company
Bridge House 12 Market Street
Glossop
SK13 8AR

Application no. HPK/2012/0136

Registered on 02/05/2012

Determined on 27/06/2012

Agent

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High Peak Borough Council hereby **PERMIT** this application for **ADVERTISEMENT CONSENT** for

**Retention of Signage at 12 Market Street Glossop**

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

**Conditions**

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
3. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to -
   (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
   (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to

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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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E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

6. This consent does not grant or imply consent for the banner displayed on the front wall of the premises.

**Reasons**

1. In the interests of visual amenity as required by the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007
2. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
3. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 200
4. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
5. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007
6. The banner by reason of its size and use of materials is detrimental to the visual amenities of Norfolk Square Conservation Area and the special architectural merit of the listed building upon which it is displayed. The advertisement is thus contrary to the National Planning Policy Framework.

**Summary of reasons for granting permission**

The decision to grant advertisement consent has been taken because the Council considers that the application has put forward a proposal which does not effect the amenity of the area or interests of 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 Plans Saved Policies**

BC5 - Conservation Areas
TC1 - Town Centres
TC2 - Town Centre Environment

**National Planning Policy Framework**

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**Notes to Applicant**

**Plans**
The plans to which this Notice refers are listed below:
Location Plan P2201-sk04C
01

**Please Note:** 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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