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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 Mr M.M Islam
77 High Street West
Glossop
SK13 8AZ

Agent Mr J Goodchild
62 Belmont Avenue
Springhead
Oldham
0L4 4RS

Application no. HPK/2012/0195

Registered on 10/05/2012

Determined on 03/07/2012

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

Retention of New Shop Front at 77 High Street West Glossop

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

Reasons

1. The loss of the original features to the shop frontage combined with the use of inappropriate materials and poor standards of design has a detrimental affect upon the host building and its setting within the town centre location as well as resulting in harm to the character and appearance of the wider area setting and the Norfolk Square Conservation Area which the site forms part. As such the development is considered to be contrary to policies BC1, BC5, GD4, TC2 and TC5 of the Adopted High Peak Saved Local Plan 2008 and National Planning Policy relating to Requiring good design and Conserving and enhancing the historic environment.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

BC1 - External Materials
BC2 - Shop Fronts
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TC5 - Small shops
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan

5306

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Michael Green
Planning Applications Manager