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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

# PERMISSION

Applicant Mrs G A Vandermark
35b & 37a Town Lane
Charlesworth
Glossop
SK13 5HQ

Agent Building Advisory Service
Mr John E Preston
5 Davenport Drive
Woodley
Stockport
SK6 1PX

Application no. HPK/2012/0410

Registered on 27/07/2012

Determined on 18/09/2012

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

**Proposed Single Storey Rear Extensions to 35B & 37A and Proposed Re-Roofing of No 37A. at 35b & 37a Town Lane Charlesworth**

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. The development hereby approved shall not be carried out otherwise than in complete accordance with the revised plans and specifications shown on drawing nos PV4C and PV8A

……
Michael Green
Planning Applications Manager

and received by the local planning authority on 11th September 2012.

3. No window or door frame shall be recessed less than 100mm from the external face into which it is set.

4. All external timber shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter.

5. Before development commences the colour finish for the render shall be submitted to and agreed in writing with the local planning authority. The render shall be finished in accordance with the approved details and shall thereafter be so maintained.

**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.

3. In the interests of visual amenity, 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 visual amenity, 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.

**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 preserve and enhance the character and appearance of the conservation area without prejudicing the amenities of neighbouring residents 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.

……

Michael Green
Planning Applications Manager

**POLICIES RELEVANT TO THIS DECISION**

**High Peak Local Plan Saved Policies**

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

National Planning Policy Framework

**Notes to Applicant**

None

**Plans**

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
PV1
PV2
PV4C
PV6B
PV7B
PV8A
PV9

**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.**

……
Michael Green
Planning Applications Manager

**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.

.....
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
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Planning Applications Manager

**POLICIES RELEVANT TO THIS DECISION**

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