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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

APPLICATION FOR LISTED BUILDING CONSENT

PERMISSION

Applicant Mr Kriss Clayton
Booth Farm Kinder Road
Hayfield
SK22 2LJ

Agent High Peak Architects
Wharf House Wharf Road
Whaley Bridge
SK23 7AD

Application no. HPK/2012/0451

Registered on 27/07/2012

Determined on 20/09/2012

High Peak Borough Council hereby **PERMIT** this application for **LISTED BUILDING CONSENT** for

Listed Building Consent for proposed refurbishment of existing farm house, extension of domestic accommodation into attached barn, two storey extentions to the rear including partial demolition of an extisting 'outrigger'. at Peathills Farm Dolly Lane Buxworth

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

Conditions

1. This Listed Building 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 works shall take place on site until details of windows, including glazing bar details and colour, cills, heads, jambs and the glazed link at 1:5, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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Michael Green
Planning Applications Manager

3. No works shall commence until details of the pointing to be undertaken, this is the extent, form of joint and mortar mix, have been submitted to and approved in writing by the Local Planning Authority. The works shall proceed strictly in accordance with the approved details.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

5. No works shall commence on site until details of the plaster mixes for the internal walls have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed strictly in accordance with the approved details.

6. The construction of the rear extensions hereby approved shall be carried out with reclaimed stone and stone tiles from the existing rear extensions as detailed on plan refs 1091.03 and 1091.04, or with new stone and roof tiles to match the original materials. If new stone and roof tiles are required samples shall be submitted to and approved in writing by the Local Planning Authority.

7. This permission relates only to the conversion of the barn and the alterations to the orginal farm house indicated on the drawings hereby approved. It does not grant or convey any consent or permission for any works of demolition, reconstruction, construction or alteration affecting the external appearance of the building, except where such works are indicated in the submitted structural report by WML Consulting August 2012.

8. This permission relates only to the schedule of works as detailed in the timber survey by Trace 31st July 2012, and plan ref 1091.20. It does not grant or convey any consent to reconstruct or alter any of the existing timbers, other than those detailed in the above survey, unless otherwise agreed in writing.

9. No development shall commence on site until samples and details of the materials to be used for hard surfacing and paved surfacing have been submitted to and approved in writing by the local Planning Authority. The approved surfacing shall be completed in accordance with the approved details.

10. No development shall commence on site until details of the proposed flues and vents have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

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 the interest of the historic character of the building and in accordance with Policy BC7 of the High Peak Saved Local Plan Policies 2008.

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Planning Applications Manager

3. In the interests of the historic fabric of the building and in accordance with Policy BC7 of the High Peak Saved Local Plan Policies 2008.
4. To ensure adequate and appropriate treatment to all boundaries and in the interests of the historic character of the building, in accordance with Policy BC7 of the High Peak Saved Local Plan Policies 2008.
5. In the interest of the historic character of the building and in accordance with Policy BC7 of the High Peak Saved Local Plan Policies 2008.
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9. In the interest of the historic character of the building and in accordance with Policy BC7 of the High Peak Saved Local Plan Policies 2008.
10. In the interest of the historic character of the building and in accordance with Policy BC7 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 would sustain the designated heritage asset, to the benefit of the conservation of the asset.

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

BC1 - External Materials
BC7 - Alterations and Extensions to Listed Buildings

National Planning Policy Framework
Paragraphs 128, 129, 131, 132, 134

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:

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Michael Green
Planning Applications Manager

1091.01 Rev A
1091.02
1091.03
1091.04
1091.06 Rev A
1091.07 Rev B
1091.08 Rev A
1091.09 Rev A
1091.10 Rev A
1091.20
Trace Survey 31st July 2012
Structural Survey by WML Consulting August 2011

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 16 of the Planning (Listed Building and Conservation Areas) 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.

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