High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling and conservation area consent.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr & Mrs | First name: C | Surname: Grubb

Company name:

Street address: 2 Thornsett, Hardwick Mount

Town/City: Buxton

County: Derbyshire

Country:

Postcode: SK17 6PS

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Jeremy | Surname: Poulter

Company name: Poulter Architects

Street address: 61 Low Leighton Road

Town/City: New Mills

County: Derbyshire

Country: United Kingdom

Postcode: SK22 4PJ

	Country Code	National Number	Extension Number
Telephone number:		07792116373	
Mobile number:			
Fax number:			

Email address: jeremy.poulter@poulterarchitects.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Demolition of modern rear extension and insertion of new window openings to rear elevation. Construction of a new boundary wall and access gate to the rear yard and external stairs to the cellar.

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Thornsett

Street address: Hardwick Mount

Town/City: Buxton

County: Derbyshire

Postcode: SK17 6PS

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 406090

Northing: 373430

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs First name: Joanne Surname: Brookes

Reference: 2 Thornsett

Date (DD/MM/YYYY): 15/05/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Conservation Officer Advice
1. New Openings to have stone heads and cills.
2. New Windows to be painted timber
3. New Boundary wall to be stone with painted timber gate

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ( ) Yes (•) No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

New Close Boarded timber access gate. Refer to drawing 043/101

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? (•) Yes ( ) No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Leillandii Hedge Approx 4m high behind boundary to neighbouring property to south. Refer to drawing 043/101

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

8. Parking

Will the proposed works affect existing car parking arrangements? ( ) Yes (•) No

9. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Coursed and Random rubble gritstone with dressed stone heads, sills, reveals and string course.

Description of *proposed* materials and finishes:

As Existing

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

As Existing

Windows - description:

Description of *existing* materials and finishes:

Timber windows to fronts and side elevation. UPVC to rear.

Description of *proposed* materials and finishes:

Retained windows remain as existing. New window openings in timber

Doors - description:

Description of *existing* materials and finishes:

Timber Front Door

Description of *proposed* materials and finishes:

As Existing

Boundary treatments - description:

Description of *existing* materials and finishes:

Random Rubble rear and party boundary walls

Description of *proposed* materials and finishes:

Rear and party boundary walls as existing. New 1.8m Coursed stone boundary wall to walkway with close boarded timber access gate.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Vehicle parking to side of dwelling off walkway

Description of *proposed* materials and finishes:

As Existing

Lighting - add description

Description of *existing* materials and finishes:

Wall mounted pendant lighting.

Description of *proposed* materials and finishes:

Wall mounted flood light to rear yard

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

043/010A Existing Ground Floor Plan.
043/011A Existing Floor Plans
043/015A Existing Sections
043/020A Existing Elevations
043/100 Location Plan
043/101 Site Plan
043/103 Design and Access Statement
043/200A Proposed Ground Floor Plan
043/201A Proposed Floor Plans
043/215A Proposed Sections
043/220A Proposed Rear Elevation
043/221A Proposed Side Elevation and perspective image

11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The Internal ground floor layout is being reconfigured to provide a new kitchen and garden room. The demolition of the single storey extension allows new windows to be inserted to light these areas and provides a more spacious yard.

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Title: Mr | First name: Chris | Surname: Grubb

Person role: Applicant | Declaration date: 12/09/2012 | ☒ Declaration made

13. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr | First Name: Chris | Surname: Grubb

Person role: Applicant | Declaration date: 12/09/2012 | ☒ Declaration Made

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 13/09/2012