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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

FULL PLANNING APPLICATION

REFUSAL

Applicant	Mr Rob Wymer 15A St James Terrace Buxton SK17 6HS	Application no.	HPK/2012/0377
		Registered on	12/07/2012
Agent	John F Lomas M.R.I.C.S M.B.Eng Rothbury Chapel Road Hayfield SK22 2JF	Determined on	29/10/2012

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

Replacement of front & side ground floor bay window at 15a St James Terrace Buxton

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

Reasons

1. The windows are detrimental to the character and appearance of the Conservation Area, in particular beacuse of their materials and detailed design, contrary to the provisions of Policies BC1, BC5, GD4 and H14 of the adopted High Peak Local Plan 2008 and relevant provisions of the National Planning Policy Framework, including advice at paragraphs 58-61, 64, 132, 134 and 137.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries

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Michael Green
Planning Applications Manager

GD4 - Character Form and Design
GD5 – Amenity

H14 – Extensions to Dwellings

Plans

The plans to which this Notice refers are listed below:

Location Plan
12.6/1
12.6/2

…….

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