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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 Philip Tupman
34 Glossop Road
Charlesworth
Glossop
SK13 5EZ

Application no. HPK/2012/0501

Registered on 19/09/2012

Determined on 07/11/2012

Agent

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

Retention of repair works to structurally unsound Stone Roof, replaced with Hardrow Slate. at 34 Glossop Road Charlesworth

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

Reasons

1. The loss of roofing material has resulted in serious harm to the appearance of this prominent building detracting from its symmetrical, harmonious and traditional appearance to its detriment and that of its significance within the Conservation Area. It would therefore be contrary to High Peak Local Plan saved policies BC1, BC5, BC6, GD4 and GD5, Supplementary Planning Guidance: Residential Design and National Planning Policy Framework paragraphs section 7 and 12.

2. This harmful proposal would, if approved, make it difficult to resist similar proposals in the future, some of which would be more likely as a result of such an approval and which cumulatively would result in a serious loss of the traditional character and significance of the Conservation Area. It would therefore be contrary to High Peak Local Plan saved

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Michael Green
Planning Applications Manager

policies BC1, BC5, BC6, GD4 and GD5, Supplementary Planning Guidance: Residential Design and National Planning Policy Framework paragraphs section 7 and 12.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

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

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Michael Green
Planning Applications Manager