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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

PERMISSION

Applicant Mr & Mrs C Grubb
2 Thornsett
Hardwick Mount
Buxton
SK17 6PS

Agent Poulter Architects
Mr Jeremy Poulter
61
Low Leighton Road
New Mills
SK22 4PJ

Application no. HPK/2012/0530

Registered on 25/09/2012

Determined on 19/11/2012

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

Proposed Demolition of Rear Extension and Insertion of New Window Openings to Rear Elevation. Construction of New Boundary Wall and Access Gate to Rear Yard and External Stairs to Cellar at Thornsett Hardwick Mount Buxton

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 materials of the boundary wall shall match those used on the existing dwelling in their

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Michael Green
Planning Applications Manager

colour, form and coursing, unless otherwise agreed in writing with the Local Planning Authority.

3. The proposed pedestrian gate shall open inward only.

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. 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.

3. In the interests of pedestrain safety, in accordance with Policy TR5 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 that will preserve and enhance the visual amenity and character of the Conservation Area. The proposal does not raise any issues of neighbours amenity and will not cause any demonstrable harm to interests of acknowledged importance.

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

BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas
GD2 - Built up area boundaries
H14 Domestic Extensions and Ancillary Buildings

National Planning Policy Framework

Notes to Applicant

1) The application site lies adjacent to Public Right of Way (no 76 Buxton) on the Derbyshire Definitive Map. The route must remain unobstructed on its lawful alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place.

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2) Under section 163 of the Highways act 1980, where the site cartilage slopes down towards the Public Highway, measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the highway margin. This usually takes the form of a dish channel or gully laid across the access immediately behind the back edge of the highway.
3) Under Section 151 of the Highways Act 1980 the applicant must take all reasonable steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur it is the applicants responsibility to ensure that reasonable steps (ie street sweeping) are taken to maintain the roads in the vicinity of the site.
4) Under the Traffic Management Act 2004, the applicant or other party working within the highway will b subject to the requirements and provisions of that Act including necessary Highway Notices. The applicants is advised to contact Derbyshire County Council for further advice 01629 538516

Plans

The plans to which this Notice refers are listed below:

043/010A
043/011A
043/015A
043/020A
043/100
043/101
043/103
043/200A
043/201A
043/215A
043/220A
043/221A

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

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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