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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 M M Islam
77 High Street West
Glossop
SK13 8AZ

Agent
Mr J C Goodchild
62 Belmont Avenue
Springhead
Oldham
OL4 4RS

Application no. HPK/2012/0524

Registered on 25/09/2012

Determined on 20/11/2012

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

Proposed Alterations to Shop Front at 77 High Street West Glossop

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 shopfront shall be constructed in timber which shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be implemented and maintained thereafter.

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Michael Green
Planning Applications Manager

3. No works shall take place on site until details of the shopfront including windows, door,fascia, pilasters corbals , including glazing bar details at 1:20, 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.

4. For the avoidance of doubt, this decision does not give consent for the installation of a new roller shutter over any area of the shopfront other than the doorway.

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.

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4. Reason: To ensure that the the visual amenitiy of its surroundings, including the Conservation Area are not harmed and that the proposal complies with High Peak saved Local PLan policies BC1, BC2, BC3,BC5, BC6, GD3, GD4, GD5, GD12, TC1 and TC2.

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 subject to planning conditions will not harm the character and appearance of its surroundings including conservation area, nor highway safety or floodrisk and help maintain the vibrancy of the town centre.

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

BC2 - Shop Fronts
BC3 - Security Measures
BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD3 - Improvement Corridors

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GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
GD12 - Unstable Land, Landfill and Contaminated Sites
Flood Risk
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design

Shopfront design guide.

National Planning Policy Framework

Sections 1,2,7,12

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
5306C

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 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.

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Michael Green
Planning Applications Manager

(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