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: Ms | First name: Sharla | Surname: Stribling

Company name:

Street address: Flat 1
1 West Road

Town/City: Buxton
County: Derbyshire
Country:
Postcode: SK17 6HE

	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: Dr | First Name: Don | Surname: Stribling

Company name:

Street address: Aldersey Fold
London Road
Prestbury

Town/City: Macclesfield
County: Cheshire
Country:
Postcode: SK10 4EA

	Country Code	National Number	Extension Number
Telephone number:		01625 829352	
Mobile number:			
Fax number:			

Email address: dcstribling@ntlworld.com

3. Description of Proposed Works

Please describe the proposed works:

Removal of 9 timber single glazed windows of mixed design on the first floor and replacement with uPVC double glazed units to a uniform design.
2 windows on the North elevation, one on the North East, four on the East Elevation, and two to the rear of the property onto a roof terrace.
The Flat was purchased by Ms Sharla Stribling on 5th October 2012. The EPC report identified existing windows had high U values and were major sites of air leakage and it was recommended that new frames should be fitted with double glazing. During the purchase process it did not become apparent that the property was in a Conservation Zone and, as shown in the attached plan, a simple survey of the surrounding properties indicated a large majority were already fitted with uPVC windows. Therefore, work was unfortunately started without seeking planning permission.
However as described in the Design and Access Statement an honest attempt was made to retain or restore original appearance of the building. The original windows are believed to have been divided horizontally and vertically although over the years, one window had been installed with just a horizontal division and another had a small top hung vent. It was decided to revert to the original 4 segment design but with top hung casements and, given the low sills, with the bottom half fixed and fitted with toughened glass. The uPVC was selected as white to match the existing frames.

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

If Yes, please state when the works were started: 26/11/2012

3. Description of Proposed Works (continued)

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

If Yes, please state the date when the works were completed: 08/12/2012

4. Site Address Details

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

House: 1 Suffix:

House name:

Street address: West Road

Town/City: Buxton

County: Derbyshire

Postcode: SK17 6HE

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

Easting: 405762

Northing: 372904

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: Mr First name: Michael Surname: Darling

Reference: MAD/Nov12/35/11

Date (DD/MM/YYYY): 14/12/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Attention was drawn to the need for a retrospective application for retention of the 9 uPVC windows

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

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

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)

Windows - description:

Description of *existing* materials and finishes:

White painted timber single glazed frames. Some sash windows, some top hung casements.

Description of *proposed* materials and finishes:

White uPVC frames fitted with double glazed units with toughened glass in the lower sections. Energy Index -17kWh/msq/y : C Rated : Zero air leakage

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:

Plan A Neighbouring Propertied fitted with uPVC windows
Scan 1 External appearance of property on 3rd August 2011
Photo 1 Property from North side showing finished glazing
Photo 2 North East Elevation showing finished glazing
Photo 3 East Elevation showing finished glazing NB central two windows were mismatched prior to replacement,
Photo 4 South West side showing kitchen and lounge windows onto roof terrace

11. Explanation for Proposed Demolition Work

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

The window frames were rotting and out of alignment such that the glass broke when the sashes were opened. The EPC report recommended replacement to improve the thermal insulation and eliminate air leakage. The low sill height in major rooms placed young children in the flat and customer of the Cafe below at risk.

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 B)

Certificate Of Ownership - Certificate B
Certificates 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 I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Notice recipient	Date notice served
Name: Charley Enterprises Number: 1 Suffix: Street: West Road Locality: Town: Buxton Postcode: SK17 6HE	05/10/2012

Title: Dr First name: Don Surname: Stribling

Person role: Agent Declaration date: 06/01/2013 ☒ 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: Dr First Name: Don Surname: Stribling

Person role: Agent Declaration date: 06/01/2013 ☒ 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 06/01/2013