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**High Peak Borough Council**

*working for our community*

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 Mrs Raida Kassim-Bench
Bench Architects
73 Corbar Road
Buxton
SK17 6DU

Application no. HPK/2013/0021

Registered on 14/01/2013

Determined on 25/02/2013

Agent

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

**Proposed Change of Use from A1 Retail to A2 Professional Service(s) Offices with External Alterations & New Windows at 23 Terrace Road 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. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

3. All external timber shall be painted in accordance with details to be submitted to and

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Michael Green
Planning Applications Manager

approved in writing by the Local Planning Authority and shall be maintained thereafter.

**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 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.

**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 is an acceptable use within the town centre. The proposed external alterations are acceptable and will not harm the character or appearance of the main building or the wider conservation area.

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**

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
TC1 - Town Centres

**National Planning Policy Framework**

**Notes to Applicant**

Please note that this application does not grant or convey consent for advertisments. Please contact the planning department on 01298 28400 for further advice on advertisment consent.

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Michael Green
Planning Applications Manager

The Council entered into pre-application discussions with the applicant to secure a revised scheme, as has been submitted and consequently approved. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF

**Plans**

The plans to which this Notice refers are listed below:

Location Plan 13148/EX/001
13148/EX/002
13148/EX/020A
13148/EX/021A
13148/EX/030A
13148/EX/031A
13148/EX/032A
13148/EX/033A
13148/EX/034A
13148/P/300A
13148/P/301A
13148/P/330A
13148/P/331A
13148/P/332B
13148/P/333A
13148/P/334C
13148/P/401
13148/P/404
13148/P/409
13148/P/410
13148/P/415
13148/P/416

**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.

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Michael Green
Planning Applications Manager

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.

(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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