www.highpeak.gov.uk

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

APPLICATION FOR LISTED BUILDING CONSENT

PERMISSION

Applicant Mr Alan Burgess
Masonic Hall Committee
Old Court House George Street
Buxton
SK17 6AT

Agent Structural & Technical Systems
96
Green Lane
Buxton
SK17 9DJ

Application no. HPK/2012/0714

Registered on 08/01/2013

Determined on 05/03/2013

High Peak Borough Council hereby **PERMIT** this application for **LISTED BUILDING CONSENT** for

Listed Building Consent - Proposed Alteration of Rear Window to form a Door and an Improved Fire Escape at Phoenix Lodge Masonic Hall George Street Buxton

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

Conditions

1. This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the Consent is granted.

2. The developemnt hereby approved shall not be carried out until the completion of the new fire escape, approved under application HPK/2012/0547

……
Michael Green
Planning Applications Manager

3. No works shall take place on site until details of teh proposed glazed panels and dorr and frame, at scale 1;2, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. For the avoidance of doubt.

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 will provide an improved means of escape that will not materially harm the character or external appearance of the Listed Building.

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
BC7 Alterations and Extensions to Listed Buildings
GD2 - Built up area boundaries
TC1 - Town Centres
TC2 - Town Centre Environment

National Planning Policy Framework

Notes to Applicant

Plans

The plans to which this Notice refers are listed below:

…….
Michael Green
Planning Applications Manager

Location Plan
041201
PROPOSED 02

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 16 of the Planning (Listed Building and Conservation Areas) 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.

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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Michael Green
Planning Applications Manager

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