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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 Paul Holmes
Borne (UK) Projects Ltd
63 Hathersage Drive
Glossop
SK13 8RG

Agent Planmart Ltd
Mr M Hambleton
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2013/0077

Registered on 11/02/2013

Determined on 25/03/2013

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

Proposed New & Replacement Windows & Door to Front, Rear & Side Elevation at 14 Ellison Street 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. No works shall take place on site until details of windows, including glazing bar details; door joinery and the stone surround; and of conservation type roof lights have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in

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Michael Green
Planning Applications Manager

accordance with the approved details.

3. The materials of external construction shall be coursed natural gritstone to the walls with natural blue slate to the roof, samples of which shall be submitted to the Local Planning Authority and agreed in writing prior to commencement of the development hereby approved. The development shall then be carried out in accordance with the details as agreed.

4. A sample panel of pointing shall be made available and agreed in writing by the Local Planning Authority prior to the commencement of development. All pointing works undertaken in the development herby approved shall then be carried out to the same standard as agreed by the Local Planning Authority.

5. Details of all rainwater goods should be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development hereby approved. The development shall then be carried out in accordance with the details as agreed.

6. A colour scheme for all windows, rooflights and the new door shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The development shall then be carried out in accordance with the details agreed.

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 Policy BC5 of the High Peak Saved Local Plan Policies 2008.

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Planning Applications Manager

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 would enhance the character of the Howard Town 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

BC5 - Conservation Areas
GD4 - Character Form and Design

National Planning Policy Framework

In accordance with Article 31 (1) (cc) Town & Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the proposal is considered to be a sustainable form of development and so complies with the provisions of the NPPF

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:

Location Plan

2452-1

2452-2

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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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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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk