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**High Peak Borough Council**

*working for our community*

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
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

# REFUSAL

Applicant Mrs Kate Fitzhugh
Meeting House Low Leighton Road
New Mills
SK22 4LS

Agent High Peak Architects
Wharf House Wharf Road
Whaley Bridge
SK23 7AD

Application no. HPK/2013/0088

Registered on 14/02/2013

Determined on 04/04/2013

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

**Proposed addition of a flue for woodburning stove at The Meeting House Low Leighton Road New Mills**

in accordance with the submitted application, details and accompanying plans listed for the following reasons:-

**Reasons**

1) In the opinion of the Local Planning Authority, the size and position of the flue as proposed does not sustain or enhance the significance of the Friends Meeting House as a Heritage asset, contrary to the paragraphs 134 and 137 of the National Planning Policy Framework and saved policy BC7 of the High Peak Local Plan.

**Plans**
The plans to which this application refers are listed below:

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Michael Green
Planning Applications Manager

Location Plan 1155.01
1155.02
1155.03
1155.04
1155.05

**Policies relevant to this decision**

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design

National Planning Policy Framework
Paragraphs 134 and 137

In accordance with Article 31 (1) (cc) of the Town & Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority were proactive in guiding the applicant to submit a valid planning application with respect to this retrospective application.

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Michael Green
Planning Applications Manager