



High Peak Borough Council

working for our community

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="GEOFF"/>	Surname:	<input type="text" value="QUINN"/>
Company name:	<input type="text" value="BUXTON BREWERY"/>				
Street address:	<input type="text" value="UNITS 7,C,D,E"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="STADEN BUSINESS PARK"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="STADEN LANE"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="BUXTON"/>	Email address:	<input type="text"/>		
County:	<input type="text" value="DERBYSHIRE"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="SK179RZ"/>				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Andrew"/>	Surname:	<input type="text" value="Smith"/>
Company name:	<input type="text" value="AJS ARCHITECTURE"/>				
Street address:	<input type="text" value="32 Carr Road"/>	Telephone number:	<input type="text"/>	<input type="text" value="01298 26062"/>	<input type="text"/>
	<input type="text"/>	Mobile number:	<input type="text" value="07794"/>	<input type="text" value="400237"/>	<input type="text"/>
Town/City:	<input type="text" value="Buxton"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Derbyshire"/>	Email address:	<input type="text" value="andyandfay@btinternet.com"/>		
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="SK17 6WF"/>				

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

PROPOSED REINSTATEMENT OF THREE EXISTING OPENINGS TO THE REAR OFFSHOT BUILDING. RE BUILDING OF BRICK ELEVATION WALL IN COURSE STONEWORK TO MATCH AND ASSOCIATED ROOFING WORKS TO REPLACE EXISTING FLAT ROOF AREA. WORKS UNDERTAKEN IN ACCORDANCE WITH REFURBISHMENT OF EXISTING LICENSED CAFE BAR TO FORM 'THE BUXTON TAP HOUSE'

Has the development or work(s) already started? Yes No

4. Site Address Details

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

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Project X, Old Court House"/>		
Street address:	<input type="text" value="George Street"/>		
Town/City:	<input type="text" value="Buxton"/>		
County:	<input type="text" value="Derbyshire"/>		
Postcode:	<input type="text" value="SK17 6AY"/>		

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

Easting:	<input type="text" value="405763"/>
Northing:	<input type="text" value="373571"/>

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:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="SUE"/>	Surname:	<input type="text" value="ASHWORTH"/>
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Reference:

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

Details of the pre-application advice received:

CONFIRMED APPLICATION WOULD BE LOOKED AT AS A POSITIVE IMPROVEMENT TO THE REAR OF THE PROPERTY AND ACCEPTED THAT CERTAIN WORKS MAY NEED TO BE UNDERTAKEN AT RISK PRIOR TO APPROVAL DUE TO THE TIGHT TIME SCALES INVOLVED WITH THE INTERNAL REFURBISHMENT WORKS. NOTIFICATION WILL BE GIVEN SHOULD WORKS COMMENCE TO THE EXTERNAL AREAS.

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

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

EXISTING AND NOT RELEVANT TO THIS APPLICATION

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

EXISTING AND NOT RELEVANT TO THIS APPLICATION

8. 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

9. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

10. Listed building alterations

- Do the proposed works include alterations to a listed building? Yes No
- If Yes, will there be works to the interior of the building? Yes No
- Will there be works to the exterior of the building? Yes No
- Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No
- Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

EXISTING 01-2
PROPOSED 01-04
A3-BAR
A3-SPEC
DESIGN AND HERITAGE STATEMENT
SITE LOCATION PLAN

11. Listed Building Grading

- If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II
- Is it an ecclesiastical building? Don't know Yes No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	NONE OF THE ABOVE RELEVANT TO THE APPLICATION		

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

NATURAL COURSED GRITSTONE AND BRICKWORK

Description of *proposed* materials and finishes:

NATURAL COURSED GRITSTONE TO MATCH

Roof covering- add description

Description of *existing* materials and finishes:

NATURAL BLUE/GREY SLATE AND FLAT ROOF

Description of *proposed* materials and finishes:

NATURAL BLUE/GREY SLATE TO MATCH

Chimney - add description

Description of *existing* materials and finishes:

NATURAL COURSED GRITSTONE

Description of *proposed* materials and finishes:

NO CHANGE

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

PAINTED SOFTWOOD

Description of *proposed* materials and finishes:

HARDWOOD WINDOWS PAINTED IN 2 COATS GLOSS WHITE, RECESSED MIN 100mm FROM ELEVATION FACE

External doors - add description

Description of *existing* materials and finishes:

PAINTED SOFTWOOD

Description of *proposed* materials and finishes:

PAINTED HARDWOOD IN 2 COATS GLOSS WHITE. RECESSED MIN 100mm FROM ELEVATIONAL FACE

Ceilings - add description

Description of *existing* materials and finishes:

FALSE PLASTERBOARD CEILINGS

Description of *proposed* materials and finishes:

FALSE PLASTERBOARD CEILINGS

Internal walls - add description

Description of *existing* materials and finishes:

BLOCKWORK AND MODERN TIMBER STUDWORK

Description of *proposed* materials and finishes:

BLOCKWORK AND MODERN TIMBER STUDWORK

Floors - add description

Description of *existing* materials and finishes:

CONCRETE FLOOR WITH MODERN FLOOR COVERINGS

Description of *proposed* materials and finishes:

CONCRETE FLOOR WITH GRITSTONE FLOORING AND OAK FLOOR BOARDS

Internal doors - add description

Description of *existing* materials and finishes:

MODERN SOFTWOOD PANEL DOORS

Description of *proposed* materials and finishes:

OAK DOORS OR SIMILAR APPROVED

Rainwater goods - add description

Description of *existing* materials and finishes:

OGEE SECTION IN PLASTIC TO THE REAR PAINTED BLACK

Description of *proposed* materials and finishes:

TO MATCH

Are you supplying additional information on submitted drawings or plans?

Yes No

If Yes, please state plan(s)/drawing(s) references:

EXISTING 01-02
PROPOSED 01-04
A3-BAR
A3-SPEC

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

18. Existing Use

Please describe the current use of the site:

LICENSED CAFE BAR WITH RESTAURANT FACILITIES

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

LICENSED CAFE BAR WITH RESTAURANT FACILITIES

When did this use end (if known) (DD/MM/YYYY)? 01/12/2012

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

25. Site Area

What is the site area?

178

sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NOT RELEVANT

Is the proposal for a waste management development?

Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

28. 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

29. 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.

29. Certificates (Certificate B - continued)

Notice recipient		Date notice served
Name: MR DAVID KIRK, BRADBURY PROPERTY COMPANY		04/04/2013
Number: 28 Suffix:		
Street: HARDWICK STREET		
Locality:		
Town: BUXTON		
Postcode: SK176DH		
Name: MR TREVOR OSBOURNE, THE OSBOURNE GROUP		04/04/2013
Number: Suffix:		
Street: RECTORY LODGE, COMBE HAY		
Locality:		
Town: BATH		
Postcode: BA27EG		
Title: Mr First name: ANDREW Surname: SMITH		
Person role: Agent Declaration date: 04/04/2013		<input checked="" type="checkbox"/> Declaration made

29. 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: Mr First Name: ANDREW Surname: SMITH
Person role: Agent Declaration date: 04/04/2013 <input checked="" type="checkbox"/> Declaration Made

30. 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 04/04/2013