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

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Carl Lomas
Primitive Hall
Chelmorton
Nr Buxton
SK17 9SH

Agent Barbara Fearn
Ashcroft
Shutts Lane
Bakewell
DE45 1JA

Application no. HPK/2013/0091

Registered on 18/02/2013

Determined on 15/04/2013

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

Proposed Conversion of Joiners Workshop to 2No. Dwellings at 34 Market Street, Chapel-En-Le-Frith

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 a schedule of all windows to be retained and replaced, including glazing bar details at 1:2, and colour, together with details of the door

……
Michael Green
Planning Applications Manager

joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

3. The new roof over the existing lean-to shall be constructed using a reclaimed/reused natural slate tile. In the event that new slates are required, a sample shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

4. Prior to the commencement of work, a scheme shall be submitted to and approved in writing by the Local Planning Authority showing site compound, site operatives' vehicles, delivery vehicles and construction works are likely to affect the adjacent classified road, pedestrian footway and other premises in the vicinity, the details shall include locations and traffic management. The approved scheme shall be implemented in full and maintained for the duration of the construction works.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) structure or other alteration permitted by Class A of Part 2 of Schedule 2 of the Order shall be erected on the application site.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C, D and F of Part 1 of Schedule 2 of the Order shall be erected on the application site.

7. Prior to the first occupation of the development hereby approved, the bin storage area as shown on the approved plans, shall be made available for use and thereafter retained soley for the storage of bins.

8. Notwithstanding the information contained within the Daytime Bat Inspection report by Peak Ecology dated September 2012, the fascia boards on the eastern elevation of the main Chapel building shall not be removed, and no scaffolding shall be erected on this elevation.

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 the visual amenities of the Conservation Area and in accordance with Policies BC1 and BC5 of the High Peak Saved local Plan Policies 2008.

4. In the interests of the highway safety and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

……

Michael Green
Planning Applications Manager

5. In the interests of the visual character of the Conservation Area and in accordance with Policy BC5 of the High Peak Saved Local Plan Policies 2008.

6. 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.

7. In the inerests of the visual amenities of the Conservation Area and in accordance with Policy BC5 of the High Peak Saved Local Plan Policies 2008.

8. In the interests of protected species and in accordance with the Habitat Regulations and paragraph 118 of the National Planning Policy Framework.

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 involve the reuse of a building considered to make a positive contribution to the Conservation Area, and in a sustainable location. Furthermore, the proposals are not considered to harm a protected species.

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.

This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

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
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 17, 56-61, 118, 128, 129, 131, 132

Notes to Applicant

……
Michael Green
Planning Applications Manager

Plans
The plans to which this Notice refers are listed below:
1218/01
1218/03
1218/04
Figure 1

Peakecology Report September 2012

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.

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.

……
Michael Green
Planning Applications Manager