High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling and conservation area consent.
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: Professor | First name: Francis | Surname: Creed

Company name:

Street address: Mathom House
49 Kinder Road
Hayfield
Town/City: High Peak
County: Derbyshire
Country:
Postcode: SK22 2HS

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Miss | First Name: Rachel | Surname: Haynes

Company name: Evans Vettori Architects

Street address: 31 Knowleston Place
Town/City: Matlock
County: Derbyshire
Country: UK
Postcode: DE4 3BU

	Country Code	National Number	Extension Number
Telephone number:	0044	01629760559	
Mobile number:			
Fax number:			

Email address: r.haynes@evansvettori.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Demolition of existing lean-to outbuilidng and garage, and construction of kitchen extension to rear of existing house and replacement of garage with workshop.

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

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

House: 49 Suffix:

House name: Mathom House

Street address: Kinder Road

Hayfield

Town/City: High Peak

County:

Postcode: SK22 2HS

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

Easting: 403822

Northing: 386978

Description:

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: First name: Karen Surname: Taylor

Reference:

Date (DD/MM/YYYY): 18/04/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Confirmation of extension requiring planning permission and discussion of form and materials.

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ( ) Yes (•) No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Addition of dropped kerb from Kinder Road onto existing driveway - See existing and proposed Siteplan drawings - 300/P01 and 300/P02.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ( ) Yes (•) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

8. Parking

Will the proposed works affect existing car parking arrangements? ( ) Yes (•) No

9. 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

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Stone walls to existing house and garage. Timber and glass to lean-to extension.

Description of *proposed* materials and finishes:

Stone to house as existing. Stone faced retaining walls and timber cladding to workshop and kitchen extension.

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Slate roof to original house, asbestos to garage, glazed roof to lean-to extension.

Description of *proposed* materials and finishes:

Slate roof to house replaced, planted green roof to kitchen extension, paved roof to new workshop.

Windows - description:

Description of *existing* materials and finishes:

Timber framed windows to house and garage.

Description of *proposed* materials and finishes:

Composite timber/aluminium framed windows to kitchen extension and workshop.

Doors - description:

Description of *existing* materials and finishes:

Timber doors to house. Metal up and over garage door.

Description of *proposed* materials and finishes:

Timber door to house retained. Timber/Aluminium composite doors with glazed panels to extension and workshop.

Boundary treatments - description:

Description of *existing* materials and finishes:

Drystone walling, timber trellis to west boundary.

Description of *proposed* materials and finishes:

As existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Brick paving to driveway. Flag paving to garden terraces.

Description of *proposed* materials and finishes:

Brick paving to driveway replaced. Flag paving to garden terraces. New dropped kerb to existing driveway.

Lighting - add description

Description of *existing* materials and finishes:

Wall mounted external light on northeast corner of existing house.

Description of *proposed* materials and finishes:

As existing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (●) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

300/P00 - Site location plan
300/P01 - Siteplan as Existing - Revision B
300/P02 - Siteplan as Proposed - Revision B
300/P03 - Floor plan as Existing
300/P04 - Floor plan as Proposed - Revision C
300/P05 - Section/Elevation AA as existing/Proposed - Revision C
300/P06 - Section/Elevation BB as existing/Proposed - Revision C
300/P07 - Section/Elevation CC as existing/Proposed - Revision C
300/P08 - Section/Elevation DD as existing/Proposed - Revision C
300/P09 - Section/Elevation EE as existing/Proposed - Revision C
300/P10 - Section/Elevation FF as existing/Proposed - Revision C
300/PDOC01 - Design and Access Statement - Revision C

11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Existing garage and lean-to outbuilding in poor state of repair and no longer fit for purpose.

12. 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

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate 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 on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Title: Miss | First name: Rachel | Surname: Haynes

Person role: Agent | Declaration date: 27/03/2013 | ☒ Declaration made

13. 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: Miss | First Name: Rachel | Surname: Haynes

Person role: Agent | Declaration date: 27/03/2013 | ☒ Declaration Made

14. 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 28/03/2013