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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 Hakan Kacar
152A Albion Road
New Mills
SK22 3JP

Agent

Application no. HPK/2013/0112

Registered on 06/03/2013

Determined on 17/04/2013

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

Change of use from office to tattoo studio at 152a Albion House Albion Road New Mills

in accordance with the submitted application, details and accompanying plans listed below subject to the following conditions and reasons:-

Conditions

1. The premises shall not be open for business outside the hours of 09:00 to 18:30 Monday to Saturday, and at no time during Sundays or on Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

2. This permission shall relate to the use of the premises only. There shall be no external alterations to the premises whatsoever without the prior written approval of the local planning authority.

Reasons

1. In the interests of amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

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Michael Green
Planning Applications Manager

2. To define the permission for the avoidance of doubt.

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

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 use which acceptable within its current location and raises no amenity issues for adjacent occupiers or highway safety concerns.

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

EMP 6 - Industry and business within the built-up area boundaries and homeworking
EMP 9 - Change of Use from Industry or business
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD5 - Amenity
TC5 - Small shops
TR5 - Access, parking and design

National Planning Policy Framework

Notes to Applicant

The applicant should be aware of Condition 1 on the approval relating to the restriction placed on Business Opening Hours.

This consent relates to the use of the premises and gives no consent for any advertisements that may be displayed at the premises. Consent may or may not be required for any advertisement in accordance with the provisions set out within the The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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

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Michael Green
Planning Applications Manager

01A
02A

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.

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Michael Green
Planning Applications Manager