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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
Punch Tavern Ltd
Jubilee House Second Avenue
Burton Upon Trent
DE14 2WF

Agent
PMA Design Consultants
Hyde Park House
Cartwright Street
Newton
Hyde
SK14 4EH

Application no. HPK/2013/0117

Registered on 14/03/2013

Determined on 09/05/2013

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

Alterations to windows and form new rear entrance ramp and rear door. at Kings Arms Hotel Market Place 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 development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have

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Michael Green
Planning Applications Manager

been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

3. Notwithstanding the information shown on the approved plans prior to any works commencing on site detailed sections of the proposed rear doorway opening including the design, materials and colour of the door and window shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

4. No works shall take place on site until details of windows, including glazing bar details at 1:20, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

5. All external timber shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter.

6. No works shall take place on site until detailed plans of the specification, design and colour of the proposed railings for the ramp and fire exit have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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.

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Summary of reasons for granting permission

The Council has negotiated a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal that is visually acceptable within a conservation area and raises no adverse highway or environmental 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

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design
TR11 - Footpaths, bridleways and byways

National Planning Policy Framework

Notes to Applicant

This approved decision does not grant any consent for advertisements / signage at the premises. An application for signage will need to be considered in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Please note the application does not give consent to encroach within a pedestrian or public highway boundary, you are advised to contact Derbyshire County Council who will be able to confirm the limits and limitations of development directly adjacent or works which are taking place in regards to a public highway and advise of any other necessary consent required prior to any works commencing.

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

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Planning Applications Manager

Location Plan
1700.01.01 Rev A
1700.02 Rev A
1700.2.1 Rev A
1700.2.2 Rev C
1700.3.1 Rev H

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