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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

APPLICATION FOR LISTED BUILDING CONSENT

PERMISSION

Applicant Mr Ben Naylor
Allmans Heath Farm
Woodhead Road
Glossop
SK13 7QE

Agent Randfield Associates
Forge Bank Studio
1a Longhust Lane
Marple Bridge
Stockport
SK6 5AE

Application no. HPK/2013/0125

Registered on 14/03/2013

Determined on 09/05/2013

High Peak Borough Council hereby **PERMIT** this application for **LISTED BUILDING CONSENT** for

Listed building consent for renovations and alterations at 55 Hague Street Glossop

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 details of windows, including glazing bar details and frames at 1:2, together with details of proposed mullions and door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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Michael Green
Planning Applications Manager

3. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:

   - Floor plans showing the pattern and positioning of existing flags to ensure they are laid in the same position.
   - Door schedule showing existing and proposed internal and external doors
   - Drawings showing new internal and external doors.
   - Details showing existing and proposed fireplaces/surrounds
   - Details of new staircases
   - Pointing specification
   - Proposed rainwater goods and fixing method
   - Details of heads/cills to be replaced

   The scheme shall be implemented and retained in accordance with the approved details and shall be retained therafter for th elife of the development.

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. To prevent substancial harm to the character and significance of the Listed Building, in accordance with High Peak (2008) saved Local Plan Policies GD4, BC1, BC5, BC7 and BC8 and National Planning Policy Framework sections 6, 7, 12.
3. To prevent substancial harm to the character and significance of the Listed Building, in accordance with High Peak (2008) saved Local Plan Policies GD4, BC1, BC5, BC7 and BC8 and National Planning Policy Framework sections 6, 7, 12.

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 subject to planning conditions would secure the retention and significance of the Listed Building and its positive contribution to the appearance and historic character of the Conservation Area.

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.

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Michael Green
Planning Applications Manager

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
BC5 - Conservation Areas
BC7 - Alterations and Extensions to Listed Buildings
BC8 - Settings of Listed Buildings
GD4 - Character Form and Design

East Midlands Regional Plan March 2009

National Planning Policy

National Planning Policy Framework sections 6, 7 and 12.

Notes

For the avoidance of doubt, this permission does not include consent for alteration of the position and thickness of the internal wall seperating the entrance hall from the livingroom on ground floor and bedroom and other first floor area.

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

01
03
04 Rev A
33 Rev C
24 Rev C
Schedule of Works to Windows and Doors

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 16 of the Planning (Listed Building and Conservation Areas) 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.

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

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Michael Green
Planning Applications Manager

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