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High Peak Borough Council

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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 Jon Rowell Thomas Cook UK & Ireland Da Gama Building Thomas Cook Business Park Coningsby Road Peterborough PE3 8SB	Application no. HPK/2012/0368 Registered on 26/06/2012 Determined on 17/08/2012
Agent	Bench Architects Ltd Mr Matthew Hill 73 Corbar Road Buxton SK17 6RJ	

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

General repairs & reinstatment of historic shopfronts at Jacksons Buildings Victoria 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.

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Michael Green
Planning Applications Manager

2. For the avoidance of doubt, this planning consent relates to the replacement of shopfronts only and does not grant consent to advertisements including backlit signage boxes and projecting hanging signs.

3. Prior to the commencement of development the following details shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented and retained according to the agreed details:

   - Full details of the proposed blinds.
   - Sections showing the replacement shop fronts at units represented on drawings 10133/112 - A3, 10133/213-A3, 10133/214-A3, 10133/115-A3, 10133/116-A3,

4. All external timber shall be painted in accordance with details of the precise colour to be applied which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter.

5. No development shall commence until samples of the stone to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

6. Notwithstanding the approved plans, no doors or windows shall open outwards onto the public highway.

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 clarity and consent is required under the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 for the installation of adveertisements.

3 To ensure that the proposed development does not harm the character and appearance of the buldings and its surroundings which include the Conservation Area and Improvement Area as requied by High Peak saved Local Plan policies BC1, BC2, BC5, BC6, GD3, GD4 and Sections 7 and 12 of the National Planning Policy Framework.

4. 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 and Sections 7 and 12 of the National Planning Policy Framework.

5. 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

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Saved Local Plan Policies 2008 and Sections 7 and 12 of the National Planning Policy Framework.

6. In the interests of highway safety as required by High Peak Local plan policy saved Local Plan policy TR5 and section 4 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 will subject to planning conditions improve the character and appearance of the locality which includes the Conservation Area and Improvement 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.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
BC2 - Shop Fronts
BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
GD12 - Unstable Land, Landfill and Contaminated Sites
TC1 - Town Centres
TC2 - Town Centre Environment
TC5 - Small shops
TC11 - Regeneration Areas in Glossop
TR5 - Access, parking and design

National Planning Policy Framework

Notes to Applicant

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

Location Plan 10133/98
Existing Block Plan 10133/99
10133/101
10133/110

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Michael Green
Planning Applications Manager

10133/111
10133/112
10133/113
10133/114
10133/115
10133/116
10133/117
10133/210
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10133/

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.

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(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