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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	Ms Tina Bowen 7 St Peters Road Buxton SK17 7EB	Application no.	HPK/2013/0307
		Registered on	14/06/2013
Agent	John F Lomas M.R.I.C.S M.B.Eng Rothbury Chapel Road Hayfield SK22 2JF	Determined on	09/08/2013

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

Listed building consent for change of use of existing house to two dwellings. Demolition/removal of 3 no front porches, single storey kitchen area & raised veiwing platform. Alterations & improvement to the property at 3 Elm House St Peters Road Buxton

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

Conditions

1. This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the Consent is granted.

2. No works shall take place on site until details of windows, including glazing bar details at 1:2, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall

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Michael Green
Planning Applications Manager

proceed in accordance with the approved details.

3. 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.

4. Prior to the commencement of development, details of the method for cleaning and repairing the rear wall shall be submitted to and approved in writing by the Local Planning Authority. The relevant work shall be carried out in strict accordance with the approved details.

5. No works shall take place on site until details of the proposed boundary wall, including profile, materials and coursing, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

6. No works shall take place on site until details of roof lights at a scale of 1:2, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

7. No works shall take place on site until details of the flue, including finish and colour at a scale of 1:2, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

8. Before any other operations are commenced, space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, all laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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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Michael Green
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3. 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.

4. To ensure the special character, architectural interest and integrity of the building is preserved in accordance with the Provisions of local plan policy BC8.

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

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

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

8. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

Summary of reasons for granting permission

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.

During the course of the consideration of the application the Council sought amendments to the proposals to ensure that the proposal did not harm the historic form, character or structural integrity of this building. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies
GD 4 – Amenity
GD5 –Character, form and design
BC1- External Materials

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Michael Green
Planning Applications Manager

BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas
BC7 – Alterations and extensions to listed building
BC8 – Settings of Listed Buildings
GD2 - Built up area boundaries
TR 5 – Access, parking and Design
H15- Sub-division of existing dwellings

National Planning Policy
Chapter 7 Requiring Good Design

Chapter 12 Conserving and enhancing the historic environment

Notes to Applicant

The site is within a very high radon area and a radon test is recommended.

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

Location Plan
13.5/1A
13.5/2A
13.5/3
13.5/4A
13.5/5

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 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.

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Michael Green
Planning Applications Manager

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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